

Silver Creek

Final Environmental Impact Report



Prepared for:



Placer County Planning Department

SCH # 2004062133

May 2006

Submitted by:

 **FOOTHILL ASSOCIATES**

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Silver Creek

Final Environmental Impact Report

Lead Agency:



County of Placer Planning Department
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May 2006

**SILVER CREEK
FINAL ENVIRONMENTAL IMPACT REPORT
MAY 2006**

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1.0 INTRODUCTION

1.1 Purpose of the Final EIR

This document, in combination with the Draft Environmental Impact Report (Draft EIR) dated December 2005, is the Final Environmental Impact Report for the Silver Creek subdivision project. As required by the California Environmental Quality Act (CEQA) and Section 15088 of the CEQA Guidelines specifically, the Lead Agency (Placer County) is required to evaluate comments on environmental issues received from persons who reviewed the Silver Creek Draft EIR and prepare a written response. These written responses, together with the Silver Creek Draft EIR, constitute the Final Environmental Impact Report (Final EIR) for the project. The Draft EIR is incorporated by reference in its entirety, consistent with CEQA Guidelines Section 15150.

The Draft EIR was circulated for public review from December 22, 2005 through February 6, 2006. A public hearing was held on the project on January 26, 2006. Comments were received in three ways:

- Written comments were received by letter and e-mail;
- Spoken comments were received at the January 26, 2006 public hearing; and
- Written comments were received at the January 26, 2006 public hearing.

This Final EIR contains public comments received from agencies and individuals on the Draft EIR.

1.2 Organization of the Final EIR

This Final EIR for the Silver Creek subdivision project is organized into four sections which are summarized below:

Section 1 – Introduction

This section provides information on the purpose and content of the Final EIR as well as a summary of the public participation process to date.

Section 2 – Comments and Responses

This section provides a list of all written and spoken public comments received from agencies and individuals. Each comment letter, e-mail, and spoken comment is provided and annotated with comment numbers. The Lead Agency's (Placer County) responses to annotated comments follow each letter. The responses may include clarifications to the Draft EIR, references to Draft EIR sections, and when necessary, changes to the text of the Draft EIR.

Section 3 – Changes to the Draft EIR

This section includes all revisions and changes to the Draft EIR as a result of responses to comments and updates. Deletions are shown in strike out (~~strike-out~~) and additions are shown in underline (underline).

Section 4 – Mitigation Monitoring and Reporting Program

Revisions to this section include the project's revised Mitigation Monitoring and Reporting Program (MMRP) with changes as a result of the comments and responses to comments.

1.3 Summary of Public Participation Process to Date

As part of the initial environmental review process for the proposed project, an Initial Study and Notice of Preparation (NOP) were circulated by Placer County in June and July of 2004. A public scoping meeting was held on July 14, 2004. The NOP was circulated to inform responsible agencies and the public of the proposed project and to solicit comments on issues of concern to be evaluated in the Draft EIR. The NOP and comments were included in the Draft EIR as Appendix A.

The Draft EIR was circulated for public review from December 22, 2005 through February 6, 2006. This Final EIR contains public comments received on the Draft EIR. Written comments were received by letter and e-mail. A public hearing on the Draft EIR was held on January 26, 2006. Public notices were mailed to property owners of record within 300 feet of the project site. A public hearing notice was also published in the Roseville Press Tribune on December 24, 2005. Other appropriate public interest groups and citizens were sent copies of the public hearing notice. Both spoken and written comments were received at the public hearing.

All persons and agencies who provided written and verbal comments will receive a copy of this Final EIR, which contains responses to their comments.

2.0 COMMENTS AND RESPONSES

2.1 List of Comment Letters

Written comment #	Commentor	Date	Comment Number	Comment Topic
1	State of California, Department of Fish and Game	1/12/2006	1-1	Biology - Swainson's Hawk foraging habitat mitigation
			1-2	Fees Required
2	Placer County Sheriff	1/19/2006	2-1	Funding needs
3	Sam Miller, PFE Road Partners	1/26/2006	3-1	Traffic - Access conflicts for adjacent property
			3-2	Land Use - Cross property line coordination
			3-3	Access for adjacent property
			3-4	Request analysis of turn movements and need for access
			3-5	Grading plan
4	Sam Miller (e-mail)	1/27/2006	4-1	PFE Road turn movements and access
			4-2	Walerga Road turn movements and access
			4-3	Change in land use
5	State of California, Department of Water Resources	1/30/2006	5-1	Reclamation Board jurisdiction and permitting
6	Department of the Army, Corps of Engineers	2/2/2006	6-1	Corps of Engineers' jurisdiction, wetland delineation, and mitigation
7	City of Roseville	2/6/2006	7-1	Sewer Service District
			7-2	Description of wastewater pipelines
			7-3	Verify page numbers
			7-4	Dry Creek Wastewater Treatment Plant (DCWWTP) description
			7-5	Pleasant Grove Wastewater Treatment Plant does not serve area
			7-6	Dwelling units served by DCWWTP
			7-7	Wastewater Master Plan

Written comment #	Commentor	Date	Comment Number	Comment Topic
			7-8	Densities for wastewater treatment
			7-9	Wastewater cumulative flow
			7-10	Water supply peak usage
			7-11	PCWA water wheeled through City of Roseville
			7-12	Wastewater collection
			7-13	Dwelling units served by DCWWTP
			7-14	Fire resources
			7-15	Park and Recreation programs
			7-16	General Plan consistency re: Park and recreation facilities
			7-17	Cumulative parks and recreation impacts
			7-18	Base zoning alternative
			7-19	Impacts to City of Roseville libraries
			7-20	Previous NOP comments
8	City of Roseville	2/8/2006	8-1	2025 traffic development assumptions
			8-2	Section 4 cumulative impacts should include the Sierra Vista and Creekview specific plans
9	Placer County Air Pollution Control District	2/6/2006	9-1	Air Quality - Incorrect emissions numbers
			9-2	Air Quality - add mitigation measure
			9-3	Air Quality - cumulative threshold
			9-4	Air Quality - Add mitigation measure

2.2 Comment Letters

Individual comments have been identified in each comment letter with a corresponding comment number in the left margin. Following each comment letter is the “Response to Comments” page. Each “Response to Comment” page includes a summary of each numbered comment followed by a response for that comment. Some comments have been grouped together if they have a common response.

When the responses include changes to the Draft EIR, deletions are shown in strike out (~~strike out~~) and additions are shown in underline (underline).

2.2.1 Letter 1, Comments from California Department of Fish and Game



State of California - The Resources Agency

ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF FISH AND GAME

<http://www.dfg.ca.gov>

Sacramento Valley - Central Sierra Region

1701 Nimbus Road, Suite A

Rancho Cordova, CA 95670

916/358-2900



January 12, 2006

Ms. Lori Lawrence
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

Dear Ms. Lawrence:

The Department of Fish and Game (DFG) has reviewed the Draft Environmental Impact Report (DEIR) for Silver Creek (SCH# 2004062133). The project proposes residential development of 28.6 acres in southwestern Placer County.

1-1 The project site is dominated by grassland habitats and, based on DFG studies conducted in the spring of 2001, is within five miles of two active Swainson's hawk (*Buteo swainsonii*) nests. This species is listed as threatened by the state. Since the project site provides foraging habitat, we recommend that mitigation measures be specifically identified in the final Environmental Impact Report. An acquisition (fee title, easement, or credits in an approved mitigation bank) of suitable foraging habitat within west Placer County at a ratio of 0.75:1 of grassland or other suitable foraging habitats impacted as a result of project implementation. Failure to identify mitigation for this project impact prior to project approval would result in significant, avoidable, and unmitigated project impacts to a state listed species.

1-2 This project will have an impact to fish and/or wildlife habitat. Assessment of fees under Public Resources Code Section 711.4 is necessary. Fees are payable by the project applicant upon filing of the Notice of Determination by the lead agency.

Thank you for the opportunity to review this project. If we can be of further assistance, please contact Mr. Jeff Finn, Environmental Scientist at (530) 477-0308 or Mr. Kent Smith, Acting Assistant Regional Manager at (916) 358-2382.

Sincerely,

Sandra Morey
Regional Manager

Conserving California's Wildlife Since 1870

Ms. Lawrence
January 12, 2006
Page 2

cc: State of California
Office of Planning and Research
PO Box 3044
Sacramento, CA 95814-3044

Mr. Kent Smith
Mr. Jeff Finn
Department of Fish and Game
Sacramento Valley-Central Sierra Region
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670

Response to Comments from California Department of Fish and Game (CDFG)

Comment 1-1 summary: The project site provides foraging habitat for Swainson's hawk. Specific mitigation is requested prior to project approval. An acquisition (fee title, easement, or credits in an approved mitigation bank) of suitable foraging habitat within west Placer County at a ratio of 0.75:1 of grassland or other suitable foraging habitats would be required as mitigation.

Comment 1-1 response: In the Biological Resources section 3.7.4 of the Draft EIR on page 3-100, Mitigation Measure 3.7-1b requires applicant consultation with CDFG to determine appropriate mitigation for loss of Swainson's hawk foraging habitat. The title and last paragraph of this mitigation measure will be modified as follows to require specific mitigation options at the 0.75:1 ratio, including either the acquisition of habitat or the payment of in-lieu fees:

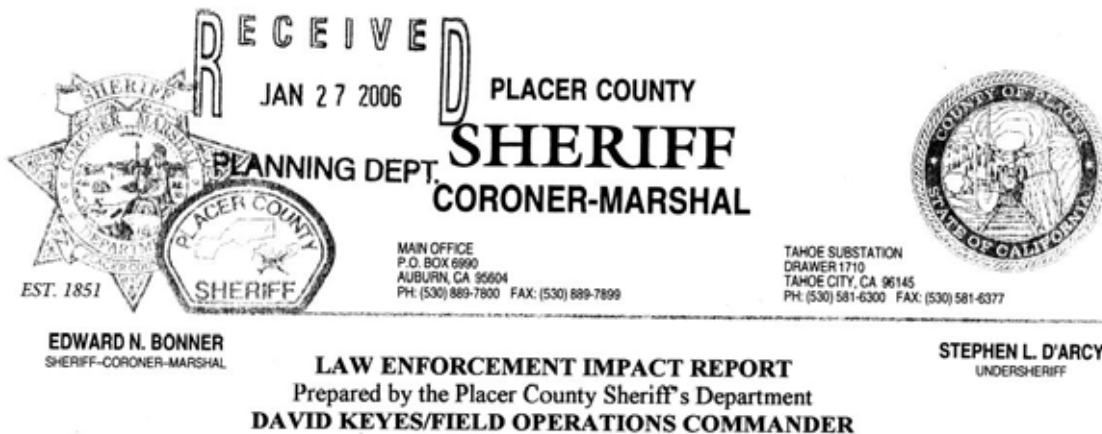
Mitigation Measure 3.7-1b: *Pre-construction surveys and mitigation for Swainson's hawk foraging habitat. ~~and consultation with CDFG.~~ This mitigation measure applies to impact 3.7-1.*

The annual grassland habitat of the Project Site may provide foraging habitat for Swainson's hawk. The project creates a loss of 21 acres of Swainson's hawk foraging habitat (project impact less disturbed area from previous land use). To address the potential loss of Swainson's hawk foraging habitat, the developer will ~~consult with the CDFG to determine the appropriate mitigation.~~ Mitigation for the loss of Swainson's hawk foraging habitat would likely occur through the purchase of grassland habitat credits at a location approved by CDFG. The appropriate ratio for mitigation will be 0.75:1 acres of grassland habitat, or other ratio approved by CDFG. either acquire suitable foraging habitat at the ratio of 0.75:1 or pay in-lieu fees at \$20,000 per impacted acre.

Comment 1-2 summary: Fees to CDFG are payable upon filing of the Notice of Determination under Public Resources Code Section 711.4.

Comment 1-2 response: Comment noted. These fees are included in Placer County's fee requirements and will be paid as required upon filing of the Notice of Determination.

2.2.2 Letter 2, Comment from Placer County Sheriff's Department



2-1

- I. NAME OF PROJECT:** Silver Creek Planned Development Subdivision
(PEIR T2004 0333/SCH #2004062133)
- II. LOCATION:** North of and adjacent to PFE Rd, east of and adjacent to
Walerga Rd, Dry Creek.
- III. AGENCIES/FIRM REQUESTING REPORT:**
Lori Lawrence
Community Development/Resource Agency
11414 B Avenue
Auburn, CA 95603
- IV. COMMERCIAL:**
A.
B.
- RESIDENTIAL**
A. 79 Single Family Units x 2.5 = 198 residents
B.
- V. BUDGET IMPACT:**
A. Personnel (sworn)
1. At one (1) Deputy for every 1,000 residents
198 residents = 594 Deputy hours for field operations per year
(198 res. x 3.0)
2. Jail deputies = 240 hours per year
(198 res. x 1.21)
Total sworn hours per year: 834 @ \$53.50 per hour = \$ 44,619.00
- B. Personnel (non-sworn)**
1. Dispatch = 7 hours per year
2. Records = 3 hours per year
3. Clerical = 2 hours per year
Total support personnel hrs per yr: 12 @ \$36.50 per hour = \$ 438.00

Subject: Silver Creek Planned Development Subdivis (PEIR T2004 0333) - Page 2

C. Equipment

Vehicles, gasoline, maintenance, printing,
Weaponry, training, jail buildings = **\$ 15,019.00**

VI. ANNUAL BUDGET INCREASE

Sworn Personnel	\$ 44,619.00
Support Personnel	\$ 438.00
Equipment, etc.	<u>\$ 15,019.00</u>

TOTAL PER YEAR \$ 60,076.00

VII. SPECIAL PROBLEMS: none noted at this time.

VIII. RECOMMENDATIONS: Many of the potential crime problems dealing with circulation systems and structures may be reduced by utilizing the concepts of "Crime Prevention Through Environmental Design" (CPTED). By working closely with law enforcement during all stages of this development, design features that encourage criminal activity can be identified and solutions found to mitigate problem designs.

IX. WILL SERVE:

The Placer County Sheriff's Department's ability to handle law enforcement needs generated by this development are dependant on the Board of Supervisors authorizing funding equivalent to the needs mentioned in this report. Without the additional personnel, equipment, etc., appropriate service will be severely impaired.

**EDWARD N. BONNER
SHERIFF/CORONER/MARSHAL**

prepared by: A. Rogers/Crime Prevention
Placer County Sheriff/Granite Bay Service Center
(916) 791-5159 01/19/06

Response to Comment from Placer County Sheriff's Department

Comment 2-1 summary: The Placer County Sheriff's Department's ability to handle law enforcement needs generated by this development is dependant on the Board of Supervisors authorizing funding equivalent to the needs mentioned in this report. The commentor states that without the additional personnel, equipment, etc., appropriate service will be severely impaired.

Comment 2-1 response: Comment noted. As described in the Public Services and Utilities Section 3-12 on page 3-180, Placer County's Criminal Justice Master Plan calls for increases in service levels as funding is made available and required by future growth. The Placer County Board of Supervisors, through the yearly budget process, has the ability to fund the Sheriff's Department at appropriate levels of service to meet the staffing and response times goals outlined in the Placer County General Plan. With this funding mechanism in place, the level of significance for impacts to law enforcement remains less than significant.

2.2.3 Letter 3, Comments from Sam Miller, PFE Road Partners

Lori Lawrence
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603
lilawren@placer.ca.gov

Re: Silver Creek Subdivision Draft EIR

Dear Lori:

Thank you for the opportunity to comment upon the draft EIR for the Silver Creek subdivision. We are disappointed that the issues raised by our written response to the Notice of Preparation for this document have not been addressed or have been addressed at an insufficient level of detail. CEQA guidelines expressly require EIRs to address those issues raised by comments received during the notice of preparation period.

Our specific concerns remain:

3-1

1. The EIR should address the need for access to the commercial site planned for the northeast corner of Walerga Road and PFE Road. The current locations of access street "A" to PFE Road and street "C" to Walerga Road may well create movement conflicts with driveways into and out of the planned commercial center. The conflicts are likely to be so great that the feasibility of the center is significantly compromised. The EIR presumes the potential for conflict between vehicles traveling on both PFE and Walerga roads. It does not, however, address the potential for conflict between the needs for access to the commercial center and the location of the residential streets. The mitigation measure proposed (a left turn pocket) for the conflicts at Road A and PFE Road will likely increase the potential for conflicts with traffic attempting to access the center from the same street. Similarly, the access point on Walerga is so close to the common boundary between the commercial center and this subdivision that access to the center may well be limited to right in and out movements only. The EIR needs to address the potential for a safety hazard resulting from left turn movements into and out of Road A and similar movements into and out of the commercial site at the corner of Walerga Road and PFE Road.

2. Our hope at the time of the NOP was to open up the opportunity to plan this area without respect to property lines and ownership. None of the analysis in the EIR addresses the need for cross property line coordination as it relates to the Walerga PFE Partnership property (APN 023-221-015). For example, the description of surrounding uses/properties in section 3.1.1.1 **Surrounding Land Use** fails to even discuss the existence of parcel 015.

At page 3-9 the EIR attempts to address our desire for cross property line coordination and concludes that the matter is not significant. The stated reasons for this determination are:

- a. The northerly and easterly portions of parcel 015 are designated for LDR use and zoned for 20,000 square foot lots which is also consistent with the Silver Creek development.
- b. The ability to transfer lots to parcel 015 from the park site was made available by the stipulated judgment if included in the Silver Creek PD application.
- c. The Silver Creek project meets all land use and zoning requirements of Placer County and is therefore consistent with the adjacent similarly zoned property.

Observation (a) is a subset of observation (c) and should not be cited as a distinct rationale. As to (b) it is also the case that the stipulation was not between the parcel 015 ownership and the County. The "availability" of transfer units was never real in that:

- i. The Silver Creek ownership in all renditions of the subdivision plan allocates all 24 available units to its ownership.
- ii. The 015 ownership was never a party to the stipulated judgment.

The current land use plan leaves the northerly, residentially planned, portion of the 015 property without access similar to that provided on the easterly portion of the 015 site. **Equally important, the commercial center is marginalized by access limited to right in and right out movements only. From our discussion with the Towne Home representative it is also our understanding that the County will provide signalized access to residential lots while severely limiting access to the planned commercial site.**

We would request inclusion of the following additional analysis in the final EIR.

1. Address the potential for conflict between left turn movements into the planned commercial center and the planned left turn pocket for access to "A" street and include any mitigation measures required to minimize the conflict.
2. Address the potential for conflict between left turn movements into the planned commercial center and the planned location for access to the

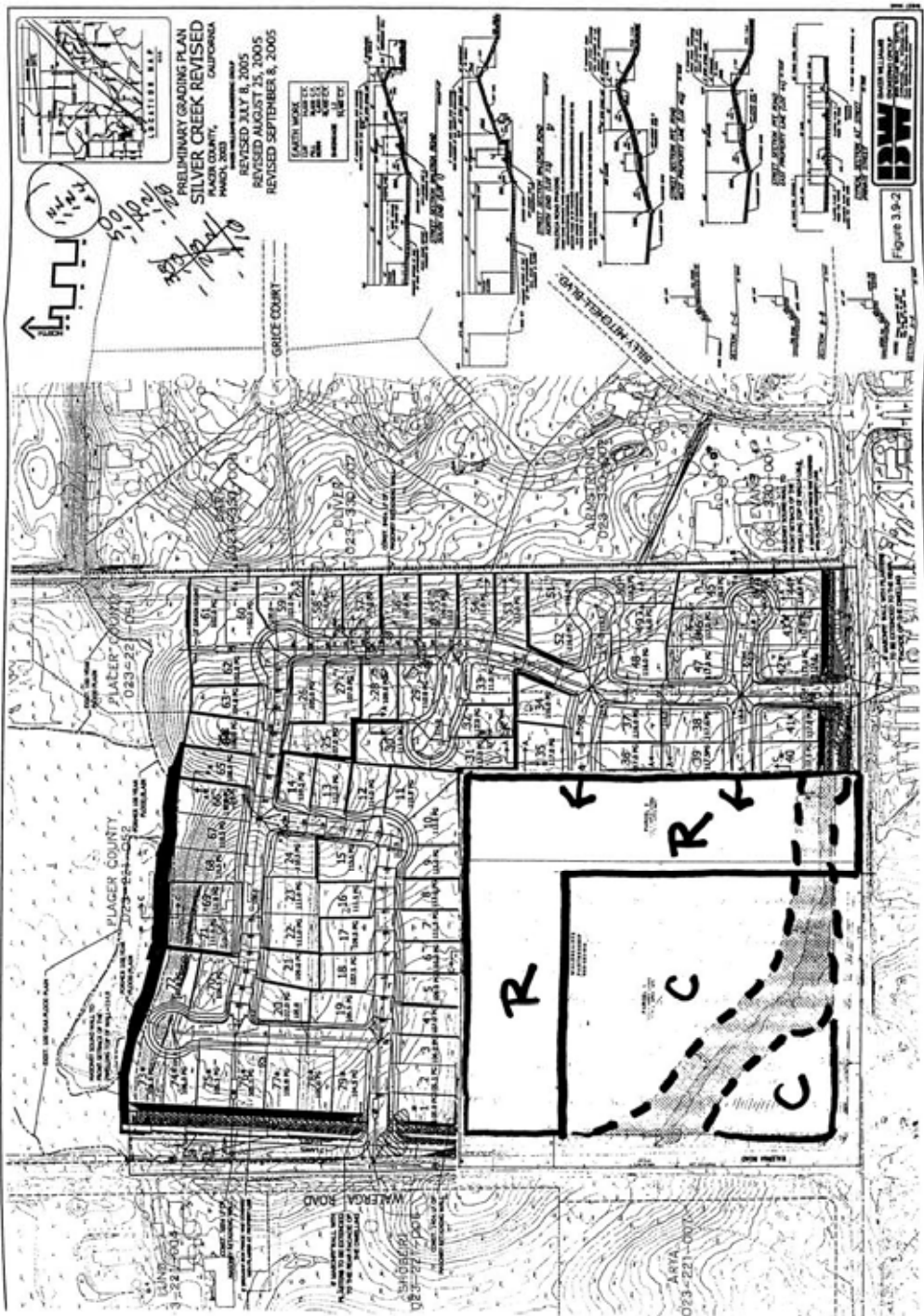
3. subdivision at "C" street and include any mitigation measures required to minimize the conflict.
4. Address the need for access to the northerly portion of parcel 015.
5. Address the alternative locations for signalized access to property along Walerga Road between Dry Creek and PFE Road.

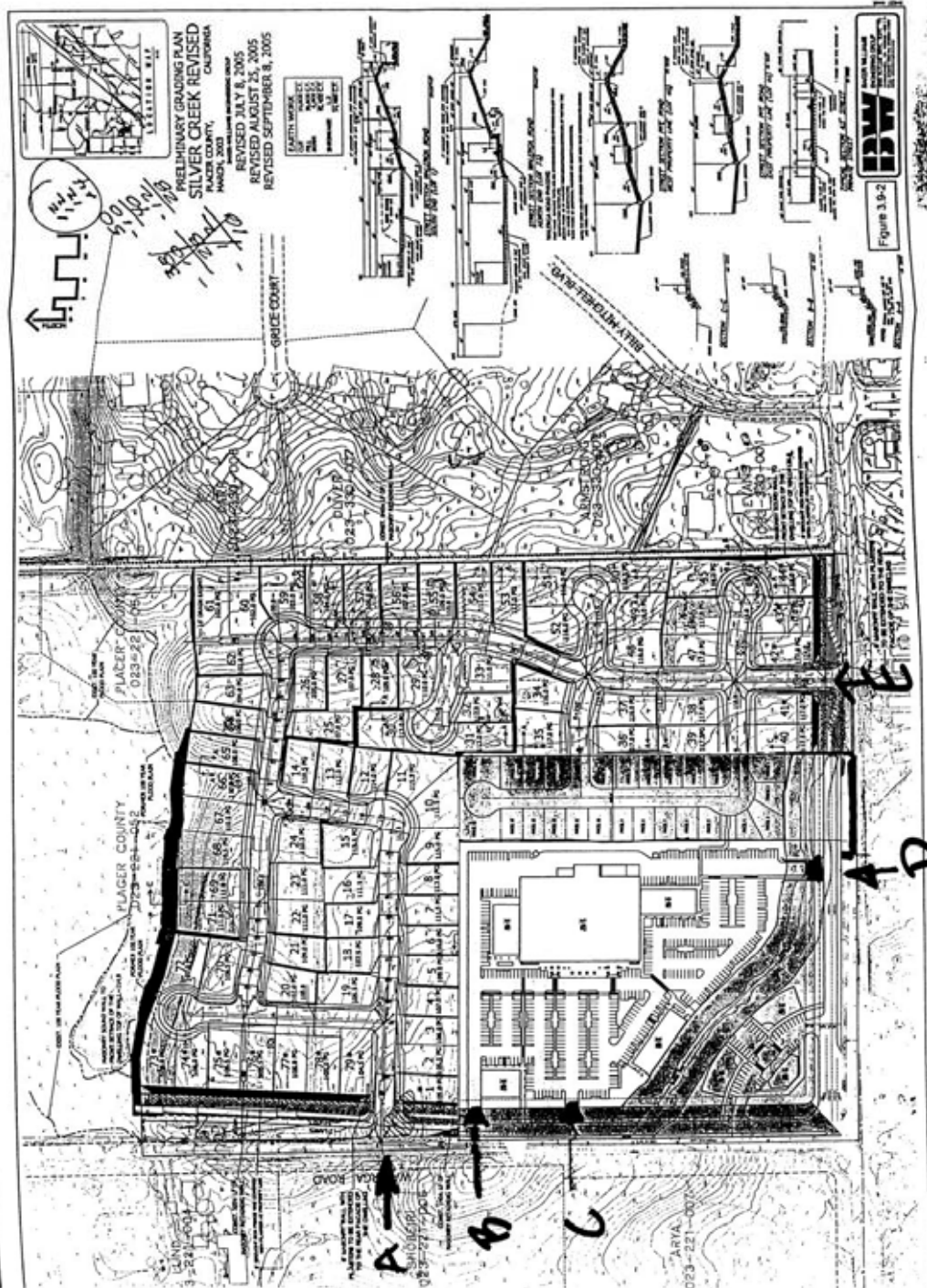
3-5 Finally, the grading plan, Figure 3.9-2, appears to assume that cross lot line grading is permitted. We would request that the County condition the map with the requirement that the Silver Creek development not approve grading plans for the subdivision until cross lot grading is coordinated with the owners of parcel 015.

Thank you for the opportunity to comment.

Sincerely,

Sam Miller
PFE Road Partners





Response to Comments from Sam Miller, PFE Road Partners

Note: These written comments were provided to Placer County by Mr. Miller at the Public Hearing on the Silver Creek Draft EIR on January 26, 2006.

Comments 3-1, 3-3, and 3-4 summary:

These three comments specifically address future access into the property (APN 023-221-015) on the northeast corner of PFE Road and Walerga Road. The commentor states that current planned locations of Streets A and C of the Silver Creek subdivision may create traffic movement conflicts with future development that may occur both on the commercially zoned portion of this corner and on the residential zoned portion of the corner. The commentor proposes that the conflicts may be so great that the feasibility of the commercial center is compromised. It is requested that the following be addressed in the EIR:

- Potential for conflict between left turn movements into the planned commercial center and the left turn pocket for Silver Creek Street A;
- Potential for conflict between left turn movements into the planned commercial center and the planned location for access at Silver Creek Street C;
- Address the need for access to the northerly portion of parcel -015, and
- Address alternative locations for signalized access to property along Walerga Road between Dry Creek and PFE Road.

Specific access and conflict details are in each comment and in the maps attached to the comments.

Comments 3-1, 3-3, and 3-4 response:

There are two proposed access encroachments for the Silver Creek subdivision. Street A is the access from PFE Road and Street C is the access from Walerga Road. These two proposed access encroachments along Walerga Road and PFE Road are in conformance with standards set forth by the Department of Public Works and do not create a conflict with existing encroachments along the roadway. Nor do these encroachments conflict with currently proposed access points identified on existing tentative maps and site development plans that have been submitted to the County for review and approval.

Access to Walerga Road and PFE Road from the PFE Road Partners property (APN 023-221-015) will be considered at the time of official project submittal for that parcel. There are a number of access concerns surrounding the -015 property that are related to the ultimate configuration of the roadways (as specified in the Dry Creek/West Placer Community Plan), the projected traffic volumes along Walerga and PFE roads, and the proximity to the intersection of these two roadways. The access concerns are not directly related to the proposed encroachment location identified in the Silver Creek subdivision project.

The comments regarding access in Comments 3-1, 3-3, and 3-4 will be information to be considered at the time of official entitlement applications for Parcel 023-221-015.

Comment 3-2 summary:

It was the commentor's hope to plan the area without respect to property lines and ownership. Mr. Miller states that the Draft EIR does not address the need for cross property line coordination as it relates to the Walerga PFE Partnership property (APN 023-221-015). Section 3.1.1.1 of the Draft EIR, Surrounding Land Use, fails to even discuss the existence of parcel 015. The stipulated judgment and "availability" of transfer units was never real in that the Silver Creek ownership in all renditions of the subdivision plan allocates all 24 available units to its ownership and that the 015 ownership was never a party to the stipulated judgment.

Comment 3-2 response:

Land Use Policy 15 of the Dry Creek West Placer Community Plan reads: "Consider land use alternatives separately from land ownership and land tenure." This policy is intended as a guide to County land use planning within the Dry Creek West Placer Community Plan area and is not intended to require cross-property coordination between parcel owners.

Parcel 023-221-015 was not discussed in Section 3.1.1.1 (pages 3-1 and 3-2), but was described under Impact 3.1-3 on page 3-9 as follows:

The parcel (APN: 023-221-015) on the "inside" of the L-shaped Silver Creek Project Site, is a square shaped 16-acre parcel that borders PFE Road and Walerga Road. The majority of this parcel contains a commercial land use designation. However, the northern and eastern portions adjacent to the Silver Creek site are designated as Low Density Residential (LDR), which corresponds to the land use designation for the Silver Creek project. The LDR portion is currently zoned RS-AG-B-20 PD, 2.0 which is also consistent with the Silver Creek development.

To introduce information on this parcel under the "Surrounding Land Use" section 3.1.1.1, similar language will be added as paragraph 2 of section 3.1.1.1 on page 3-2:

The parcel (APN: 023-221-015) on the "inside" of the L-shaped Silver Creek Project Site, is a square shaped 16-acre parcel that borders PFE Road and Walerga Road. The majority of this parcel contains a commercial land use designation. The northern and eastern portions adjacent to the Silver Creek site are designated as Low Density Residential (LDR), which corresponds to the land use designation for the Silver Creek project. The LDR portion is currently zoned RS-AG-B-20 PD, 2.0 which is also consistent with the Silver Creek development.

The stipulated judgment allowed for up to 24 units to be transferred to the Silver Creek parcels, with an additional 3 to 6 units "... on the Minikas property adjacent to the Coulter 'Silvernail' property if, and only if, it is included within the development proposed for the Holtsman remainder/Coulter parcel."

With the Silver Creek proposed development meeting all Placer County land use and zoning requirements for its parcels, and with the adjoining residential portion of parcel -015 zoned identically, the impact does not change and is less than significant. No changes to the identified impact and level of significance in the EIR are required.

Comment 3-5 summary: The Silver Creek grading plan shows cross lot line grading between the Silver Creek parcels and the -015 parcel. The commentor requests that the County condition the map with the requirement that the Silver Creek development coordinate cross lot grading with the owners of parcel -015.

Comment 3-5 response: Due to separate project improvement plan review timing and individual project construction timing, the County does not condition adjacent properties to coordinate grading activities. However, the Silver Creek project will be conditioned to either obtain a right of entry for grading work on adjacent properties OR will be required to provide a revised Tentative Map and Grading Plans for DRC review/approval showing all grading entirely on site. As this comment does not pertain to an environmental impact, no changes are required to the EIR.

2.2.4 Letter 4 (e-mail), Comments from Sam Miller

Lori Lawrence - Fwd: Silver Creek

Page 1

From: Gina Langford
To: Jeff Pemstein; Rebecca Maddex; Stephanie Holloway
Date: 1/30/2006 9:30:03 AM
Subject: Fwd: Silver Creek

fyi.

Gina L. Langford, Environmental Coordinator
 Placer County Community Development/Resource Agency
 11414 B Avenue
 Auburn, CA 95603
 (530) 886-3025 Fax (530) 886-3080

>>> "Sam Miller" <SamMiller@burnettco.com> 01/27/06 4:35 PM >>>

I thought I would take a moment to clarify my concerns about the driveway conflicts and problems in the Walerga/PFE vicinity.

PFE ROAD

Along PFE moving from east to west the following access road separations occur.

1. Billy Mitchell and the Sabre City driveway are opposite one another.
2. The Silver Creek Street A access is approximately 700 feet west of Billy Mitchell/Sabre City
3. The Morgan Place street access is 185 feet west of Silver Creek Street A
4. The proposed access to the center is 235 feet west of the Morgan Place access street.
5. The center line of Walerga Road is 600 feet from the Center access road.

The left in and left out movements from Morgan Place and Silver Creek may be hazardous close. The left out movements from the Center may conflict with the left out movements from Morgan Place. I am concerned that:

- 4-1
- a. the separation of these access streets is inadequate to accomodate left turn movements in and out.
 - b. the further west the access to the center from PFE is placed results in a greater likelihood of conflicts with the operation of the signal and turn pockets for the PFE/Walerga Road intersection.
 - c. simple elimination of left outs from the center will dramatically reduce its efficacy as a commercial center.
- It has been said that similar situations exist in Roseville, yes they do, and each of those older intersections and access problems for those centers hardly constitute good planning.

The document does not mention or address these potential conflicts.

Walerga Road

As currently proposed, the intersection of Street C in the Silvercreek subdivision is 348 feet from the proposed access to the Center. The center needs a left out at this location. If no such outlet is provided and the mitigation measure as currently crafted for this intersection is completed (no left out from the subdivision) individuals will find themselves unable to return south on Walerga Road to points west and south (except from the driveway on PFE. The resulting burden will be to overload the PFE driveway. If the Street C access is signalized or otherwise permits left turns out of Silvercreek at Street C the weave distance for individuals exiting the commercial center will be problematic.

By moving consideration of the signal south to the Commercial center entry the following benefits will occur.

- a. the Silvercreek mitigation measure can stand as it is written.
- b. both the centers on the east and west sides of Walerga will have signalized access, facilitating the efficacy of each site and eliminating problematic u-turns.

4-3 Candidly, we observe that we are being, by the documents failure to look clearly at these issues, into a defacto change in land use.

thanks for your time.

sam miller

CC: Charlene Daniels; Joe Looney; Lori Lawrence

Response to Comments from Sam Miller

Comments 4-1 and 4-2 summary: This comment clarifies Mr. Miller's concerns about the driveway conflicts and problems in the Walerga/PFE vicinity. Mr. Miller presents information on distances between existing and proposed driveways and access points.

Relative to PFE Road, Mr. Miller is concerned that the left in and left out movements from Morgan Place may be hazardously close. Left out movements from the commercial center may conflict with the left out movements from Morgan Place. Relative to Walerga Road, the commentor's concerns include the potential for no left out at the commercial center and overload at the PFE driveway. Specific distances, details and concerns are listed in each comment.

Comments 4-1 and 4-2 response: Morgan Place is a separate residential development from the Silver Creek proposed development and is located at the southeast corner of PFE Road and Walerga Road. A Final EIR has been circulated for the Morgan Place project. As identified in the response to Comments 3-1, 3-3, and 3-4, the two proposed Silver Creek access encroachments along Walerga Road and PFE Road are in conformance with DPW standards and do not create a conflict with existing encroachments along the roadway. Nor do these encroachments conflict with encroachments currently proposed with officially submitted land development projects in the area.

Access to Walerga Road and PFE Road from the PFE Road Partners property (APN 023-221-015) will be considered at the time of official project submittal for that parcel. As noted by the commentor, the intersection of PFE and Walerga roads, the proposed access for other developments on those roads, and the potential signalization at intersections are all concerns. Placer County has identified access concerns surrounding the -015 property that are related to the ultimate configuration of the roadways (as specified in the Dry Creek/West Placer Community Plan), the projected traffic volumes along Walerga and PFE roads, and the proximity to the intersection of these two roadways. The access concerns are not directly related to the proposed encroachment locations identified in the Silver Creek subdivision project.

The level of detail regarding access in Comments 3-1, 3-3, and 3-4, as well as the detail provided these comments 4-1 and 4-2, will be information to be considered at the time of official entitlement applications for Parcel 023-221-015.

Comment 4-3 summary: The document's failure to look clearly at the access issues and conflicts constitute a de facto change in land use for the -015 parcel.

Comment 4-3 response: Please see responses to comments 3-1, 3-3, 3-4, 4-1, and 4-2. Both the commentor and the County have identified multiple access concerns independent of the Silver Creek project. The access issues and concerns expressed relative to land use will be evaluated in detail at the time of official entitlement applications for parcel -015.

2.2.5 Letter 5, Comment from California Department of Water Resources

STATE OF CALIFORNIA -- THE RESOURCES AGENCY

ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF WATER RESOURCES1416 NINTH STREET, P.O. BOX 942836
SACRAMENTO, CA 942360001
(916) 653-5791

JAN 30 2006

 RECEIVED
FEB 01 2006

PLANNING DEPT.

Lori Lawrence
Placer County Planning Department
11414 B Avenue
Auburn, California 95603Silver Creek Planned Development Subdivision
State Clearinghouse (SCH) Number: 2004062133

Staff for The Department of Water Resources has reviewed the subject document and provides the following comments:

Portions of the proposed project may be located within a regulated stream over which The Reclamation Board has jurisdiction and exercises authority. If the project includes any "channel reconfiguration" that was not previously permitted, new plans must be submitted. Section 8710 of the California Water Code requires that a Board permit must be obtained prior to start of any work, including excavation and construction activities, within floodways, levees, and 10 feet landward of the landside levee toes. A list of streams regulated by the Board is contained in the California Code of Regulations, Title 23, Section 112.

- 5-1 Section 8(b)(2) of the Regulations states that applications for permits submitted to the Board must include a completed environmental questionnaire that accompanies the application and a copy of any environmental documents if they are prepared for the project. For any foreseeable significant environmental impacts, mitigation for such impacts shall be proposed. Applications are reviewed for compliance with the California Environmental Quality Act.

Section 8(b)(4) of the Regulations states that additional information, such as geotechnical exploration, soil testing, hydraulic or sediment transport studies, biological surveys, environmental surveys and other analyses may be required at any time prior to Board action on the application.

You may disregard this notice if your project is outside of the Board jurisdiction. For further information, please contact Sam Brandon of my staff at (916) 574-0651.

Sincerely,

Mike Mirmazaheri, Chief
Floodway Protection Sectioncc: Governor's Office of Planning and Research
State Clearinghouse
1400 Tenth Street, Room 121
Sacramento, CA 95814

Response to Comment from California Department of Water Resources

Comment 5-1 summary: The Reclamation Board has jurisdiction, including permit requirements, over projects within regulated streams, including projects within floodways and levees. The letter states that if the project is outside of Board jurisdiction, the notice and comment may be disregarded.

Comment 5-1 response: The project is outside of any designated regulated streams and other defined areas of Reclamation Board jurisdiction. No changes are required in the Draft EIR.

2.2.6 Letter 6, Comment from U.S. Army Corps of Engineers



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

February 2, 2006

RECEIVED
FEB 07 2006
PLANNING DEPT.

Regulatory Branch (200600027)

Lori Lawrence
Placer County
11414 B Avenue
Auburn, California 95603

Dear Ms. Lawrence:

We are responding to your December 22, 2005 request for comments on the Silver Creek project. This project is located at Latitude 038° 43' 55.8", Longitude 121° 21' 36.1", Section 7, Township 10 North, Range 6 East, near the town of Roseville, in Placer County, California. Your identification number is 200600027.

The Corps of Engineers' jurisdiction within the study area is under the authority of Section 404 of the Clean Water Act for the discharge of dredged or fill material into waters of the United States. Waters of the United States include, but are not limited to, rivers, perennial or intermittent streams, lakes, ponds, wetlands, vernal pools, marshes, wet meadows, and seeps. Project features that result in the discharge of dredged or fill material into waters of the United States will require Department of the Army authorization prior to starting work.

6-1 To ascertain the extent of waters on the project site, the applicant should prepare a wetland delineation, in accordance with the "Minimum Standards for Acceptance of Preliminary Wetland Delineations", under "Jurisdiction" on our website at the address below, and submit it to this office for verification. A list of consultants that prepare wetland delineations and permit application documents is also available on our website at the same location.

The range of alternatives considered for this project should include alternatives that avoid impacts to wetlands or other waters of the United States. Every effort should be made to avoid project features which require the discharge of dredged or fill material into waters of the United States. In the event it can be clearly demonstrated there are no practicable alternatives to filling waters of the United States, mitigation plans should be developed to compensate for the unavoidable losses resulting from project implementation.

-2-

Please refer to identification number 200600027 in any correspondence concerning this project. If you have any questions, please contact Andrea Jones at our Sacramento Valley Office, 1325 J Street, Room 1480, Sacramento, California 95814-2922, email Andrea.J.Jones@usace.army.mil, or telephone 916-557-7745. You may also use our website: www.spk.usace.army.mil/regulatory.html.

Sincerely,



Thomas J. Cavanaugh
Chief, Sacramento Valley Office

Copy furnished:

Foothill Associates, 655 Menlo Drive, Suite 100, Rocklin, California 95765-3718

Response to Comment from U.S. Army Corps of Engineers

Comment 6-1 summary: Project features that require discharge of fill into waters of the United States will require Department of the Army authorization. The letter states that a wetland delineation should be prepared and submitted for verification and avoidance or mitigation is required for impacts to waters of the U.S.

Comment 6-1 response: In the Biological Resources section of the Draft EIR, section 3.7.1.3 describes the wetland delineation that was completed in March 2002 and the subsequent site visit by the U.S. Army Corps of Engineers. Mitigation Measure 3.7-3a (referencing Mitigation Measures 3.7-2b) requires verification of the wetland delineation by the Corps of Engineers, authorization under a Section 404 Nationwide permit, and compensatory mitigation under the “no-net loss” policy. No changes are required to the Draft EIR.

2.2.7 Letter 7, Comments from City of Roseville Community Development

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Roseville Manager/odd

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p.1



Community Development
311 Vernon Street
Roseville, California 95678-2649

February 6, 2006

Ms. Lori Lawrence
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603

Via: *Fax and Regular Mail*

Fax No. 530/886-3080

Page 1 of 4

Subject: Silver Creek - Draft EIR Comments

Dear Ms. Lawrence:

Thank you for the opportunity to review and comment on the Silver Creek draft EIR dated December 2005 (SCH # 2004062133). The draft EIR was distributed to several City departments and the following comments are offered for your consideration/response.

Public Utilities

7-1 Page 2-5, Section 2.6.3: The text states that sewer service will be provided through the "Roseville Regional Sewer Facilities District". No such district exists. This should be revised to read as follows: "Placer County Special Districts with wastewater treatment provided at the Dry Creek Wastewater Treatment Plant."

7-2 Page 3-174, Section 3.12.1.2 Wastewater Conveyance: A figure in this section to show existing versus proposed infrastructure would be helpful. The description is unclear. For example, text in the first paragraph states, "...these pipelines would be conveyed to the Dry Creek Wastewater Treatment Plant located in Placer County." This sounds as if new pipelines are required to be constructed from the project site to the treatment plant. This is not how the next paragraph describes it.

7-3 Further, please verify the page numbers in Section 3.0.

7-4 Page 3-175, Section 3.12.1.2 Wastewater Treatment:
 • The description of the Dry Creek Wastewater treatment plant (second sentence in the second paragraph) is wrong. The Dry Creek Plant is a tertiary treatment plant. Please revise appropriately.

7-5
 • The first sentence of the third paragraph states the Pleasant Grove Wastewater Treatment Plant (PGWWTP) will also service the project area. This is not correct. The service area (assumed to be the project) is to be serviced by the Dry Creek Wastewater Treatment plant. Discussion of the PGWWTP is irrelevant here.

916.774.5334 • Fax 916.774.5195 • TDD 916.774.5220 • www.roseville.ca.us

Feb 06 06 05:23p

Roseville Manager/odd

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p.2

Ms. Lori Lawrence

Silver Creek Subdivision – Draft EIR Comments

Page 2 of 4

- 7-6 • What is the basis for stating an additional 46,000 dwelling units can be serviced by the Dry Creek Wastewater Treatment Plant? Where did these numbers come from? Please document assumptions. It is suggested the RMC technical memorandums being prepared as part of the Regional Wastewater and Recycled Water Systems Evaluation Project. These documents are available from the County facility service division.
- 7-7 • The fourth paragraph states the City of Roseville is in the process of updating the Wastewater Master Plan. This is incorrect. The City is working with our regional partners on the Regional Wastewater and Recycled Water Systems Evaluations Project. This is not a Master Plan update.
- 7-8 • Although this parcel is within the 1996 Roseville Regional Wastewater Treatment Service Area Master Plan (1996 WWMP), please confirm density or identify any density increases from those shown in the 1996 WWMP. The densities shown in the 1996 WWMP were based on the "Dry Creek West Placer CFD #1, Public Facilities Master Plan, February 1996", prepared by Spink Corporation. This document is available from the County Facilities Services Dept. Any increase in density must be addressed in this environmental document along with any proposed mitigation measures. Furthermore, an additional approval from the South Placer Wastewater Authority, the entity responsible for funding and operations of the wastewater treatment facilities, will likely be required.
- 7-9 • The cumulative analysis needs to address the cumulative flow from this and other areas inside the West Dry Creek Specific Plan. Using the unit flow factors developed by RMC for the Regional System Evaluation, then this cumulative flow needs to be compared to the flow allocated to the West Dry Creek Plan area in the 1996 WWMP.
- 7-10 Page 3.181, Section 3.12.3.2 Water Supply
 • The third paragraph states "PCWA currently has surface water entitlements equivalent to an average daily demand of 292 mgd, and current peak usage by PCWA customers is 25 mgd during the summer." This statement cannot be correct. It is not possible that all of PCWA customers are only using 25 mgd during a peak day.
- 7-11 • The EIR needs to recognize the water provided by PCWA to Cal-Am is PCWA water that is wheeled through the City of Roseville. PCWA has the right to wheel up to 10 mgd max day water demand through Roseville's water distribution system. Currently approximately 2 mgd is being used by Morgan Creek. As an individual project it appears there is sufficient wheeling capacity for this project. However cumulatively, Placer Vineyards, the Regional University project and other smaller projects are vying for this limited wheeling capacity. A cumulative analysis should be conducted and appropriate mitigation measures established to ensure the City's water system is not impacted beyond the allotted 10 mgd of wheeling capacity.
- 7-12 Page 3.182, Section 3.12.3.3 Wastewater Collection and Conveyance: A figure in this section to show the proposed infrastructure would be helpful.
- 7-13 Page 3.182, Section 3.12.3.3 Wastewater Treatment: What is the basis for stating an additional 46,000 dwelling units can be service by the Dry Creek Wastewater Treatment Plant? Where did these numbers come from? Please document assumptions.

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Roseville Manager/odd

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Ms. Lori Lawrence
Silver Creek Subdivision – Draft EIR Comments

Page 3 of 4

Fire

It appears from the draft EIR that Placer County plans to use existing fire resources to service this project. This project, in and of itself, may not create a significant impact to fire services. However, when considered with other large and small projects in southwestern Placer County, the cumulative impact will be significant. If Placer County is to promote development at urban densities, Roseville strongly urges the County to provide a level of emergency response service equal to, or greater than, that of Roseville. Roseville's current standard for response coverage is:

- 7-14
 - Maintain, at build-out, a first due unit on scene travel time of 4 minutes, 90% of the time.
 - Maintain a first due unit on scene overall response time (dispatch, turnout and travel) time of 6.5 minutes, 80% of the time to emergency incidents within all districts with a staffed fire station.
 - Maintain a first due unit on scene overall response time (dispatch, turnout and travel) time of 8.5 minutes, 80% of the time to emergency incidents within all districts without a staffed fire station.
 - Locate and staff units such that an effective response force of at least three units with eleven personnel shall be available to all areas within a maximum of 8 minutes travel time, for 80% of all structure fires.

Placer County only has one fire station in the project area. We understand two more are planned in the Placer Vineyards Specific Plan, however the timing for those stations is uncertain. Cumulative impacts to fire services have not been adequately assessed, disclosed, or mitigated.

Parks and Recreation

- 7-15

Recreation Programs: The DEIR does not discuss availability of recreation programs in the project area. The Silver Creek development will impact City of Roseville recreation programs, and the impacts should be discussed, and mitigation measures should be recommended. The source and availability of funding from this and other developments for the planned development and ongoing maintenance of parks and recreation facilities and programs should be addressed and appropriate mitigation identified.

- 7-16

General Plan/Community Plan Consistency: General Plan/Community Plan Policy 5.A.23 requires the County to develop park and recreation facilities "in a timely manner" so they "are available concurrently with the new development." The DEIR states that the County "will be responsible for the development and completion timeline for the park project." However, no date for completion or funding for the adjacent proposed community park is discussed. Information on the completion date and on funding for development and maintenance of Dry Creek Park should be included. The DEIR states (p. 3-15) that the project is consistent with the General Plan/Community Plan, but without this information, consistency has not been demonstrated.

- 7-17

Cumulative Impacts: Section 4.0 – Cumulative Impacts does not address cumulative impacts to parks and recreation facilities and programs. The cumulative impacts created by this project along with other proposed developments in the county, and any necessary mitigation measures, should be identified in this document, which should describe on a case-by-case basis how these impacts will be addressed. If a plan for the county has not been adopted, one should be created and included with this and other similar projects as they are submitted for review.

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Roseville Manager/odd

9167745195

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Ms. Lori Lawrance
Silver Creek Subdivision – Draft EIR Comments

Page 4 of 4

- 7-18 | **Base Zoning Alternative:** Although impacts would be less than under the proposed project, the comments above pertaining to the proposed project are applicable to the Base Zoning Alternative.

Libraries

- 7-19 | This DEIR's analysis should include review of potential impacts to the City of Roseville's library facilities and programs. There is no mention anywhere in the document of any library facilities or programs, whether to be offered by the County or to be handled by other agencies, to meet the needs of the new residents in this project. Also, there is no mention of the cumulative impacts to the City of Roseville's library facilities and programs, when combining this small project with other similar projects. Potential impacts to the City of Roseville's library facilities and programs should be identified and mitigation measure should be recommended to address those potential impacts.

Previous NOP Comments

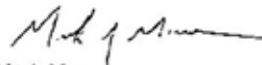
- 7-20 | It should be noted that the City provided an NOP comment letter dated March 8, 2005 in response to a revised NOP issued by the County for "Whisper Creek Subdivision." We understand the Whisper Creek and Silver Creek projects to be the same. The City's March 8th letter also incorporated the City's original July 23, 2004 NOP comment letter since issued raised in the original letter still applied under the revised NOP. Both of these comment letters are attached for your reference. For unknown reasons, the City's comment letters were not included in the EIR's NOP appendix, although other comment letters were.

Transportation and Traffic

The Transportation/Traffic section of the EIR is still under review by our Public Works Department. It is not clear whether the traffic analysis reflects the City's earlier NOP comments. Related comments will be forwarded separately as soon as they become available.

Thank you for your consideration of our comments. Should you have any questions concerning this letter, feel free to contact me at 774-5334.

Sincerely,



Mark Morse
Environmental Coordinator

Attachments: March 8, 2005 and July 23, 2004 NOP comment letters

Response to Comments from City of Roseville Community Development

Comment 7-1 summary: The comment states that the “Roseville Regional Sewer Facilities District” as described in the Project Description does not exist and the language should include the wastewater treatment facility.

Comment 7-1 response: The text on page 2-5 is changed as shown below and includes the wastewater treatment facility:

Sanitary Sewer service is proposed to be provided to the project by Placer County Special Districts ~~through the Roseville Regional Sewer Facilities District~~ with wastewater treatment provided at the Dry Creek Wastewater Treatment Plant.

Comment 7-2 summary: The description of the off-site wastewater infrastructure is unclear.

Comment 7-2 response: The description on page 3-174, first paragraph of section 3.12.1.2 will be changed as shown below. The paragraphs following the changes describe the connections to existing off-site infrastructure and the treatment at the Dry Creek Wastewater Treatment Plant.

On-site sewer pipelines and associated improvements would be constructed by the Applicant to serve the majority of the proposed project. ~~and these pipelines would be conveyed to the Dry Creek Wastewater Treatment Plant located in Placer County.~~

Comment 7-3 summary: The commentor requests that the page numbers in Section 3.0 be verified.

Comment 7-3 response: Page numbers have been checked for accuracy. Pages with figures are included in the page numbering but do not have the page number printed on the page and the blank back page of such figures are not included in the page numbering. The pages that divide and separate section 3.0 into subsections are also not included in the page numbering.

Comments 7-4, 7-5, 7-6, 7-7, 7-8 and 7-9 summary:

These six comments pertain to wastewater treatment description and capacity and are grouped together due to their common responses. Comment 7-4 states that the description of the Dry Creek Wastewater Treatment Plant (DCWWTP) is incorrect as the plant is a tertiary treatment plant. The commentor states in comment 7-5 that the Pleasant Grove Wastewater Treatment Plant (PGWWTP) does not service the project area and that discussion of the PGWWTP is not relevant. In comment 7-6, the number of units served by the DCWWTP is questioned and it is suggested that the RMC technical memorandums being prepared as part of the Regional Wastewater and Recycled Water Systems Evaluation Project be utilized. In comment 7-7, the commentor says that the statement that the City of Roseville is updating the Wastewater Master Plan (WWMP) is incorrect. The update that is mentioned is the Regional Wastewater and Recycled Water Systems Evaluations Project and is not a WWMP update. Comment 7-8 requests that the density of the proposed project be evaluated against the 1996 Wastewater Master Plan. In comment 7-9, the commentor requests that the cumulative analysis address the cumulative flow from this and other areas within the West Dry Creek Specific Plan area using

the unit flow factors developed by RMC for the Regional Wastewater and Recycled Water Systems Evaluation Project.

Comments 7-4, 7-5, 7-6, 7-7, 7-8 and 7-9 responses:

The description of “Wastewater Treatment” on page 3-175, will be changed in the EIR to reflect the City of Roseville comments and the analysis contained in the series of RMC technical memorandums prepared as part of the Regional Wastewater and Recycled Water Systems Evaluation Project. The “Wastewater Treatment” portion of the EIR on page 3-175 will be revised as follows:

Sewage treatment is provided by the Dry Creek Wastewater Treatment Plant (Dry Creek WWTP), which is owned and operated by the City of Roseville on behalf of the South Placer Wastewater Authority. However, the Project Site is not within the boundaries of the Dry Creek County Service Area (CSA) 28 Zone 173, and therefore annexation to the CSA will be necessary to be eligible for service.

The City of Roseville currently operates the Dry Creek WWTP that is located at 1800 Booth Road in the southern portion of Placer County. The plant was constructed in 1976 and consists of aerated lagoons, storage ponds, and irrigation disposal systems is a tertiary treatment plant. The plant currently has a rated capacity of 18 mgd (million gallons per day). As of 2003, the plant was treating 16 mgd and allocates capacity for properties in the service area on a first-come, first-serve basis.

The City of Roseville is currently in the process of updating the Wastewater Master Plan. The City of Roseville is working with regional partners on the Regional Wastewater and Recycled Water Systems Evaluations Project. The purpose of the update this project is to examine estimates of flows generated by each land use type and projected development buildout flows. The updated plan is expected to be available by 2005. This information supplements information provided in the 1996 Wastewater Master Plan.

As part of this project, a series of technical memorandums prepared by RMC in 2005 for the South Placer Wastewater Authority provides details on proposed service areas, current and buildout land uses, and updated flow projections. These memorandums utilize land use planning from the most current County and city planning documents. For areas outside of Roseville, future residential development was calculated based on the historical average development densities for the specific residential land use types (RMC, 2005a). Calculations for low density residential parcels utilized an average of 2.1 units per acre. Updated dry weather flows have been recalculated from the 1996 Master Plan based upon actual flows. For single-family residential uses, the flow projections have decreased from 260 gallon per day (gpd) per dwelling unit to 190 gpd. The projected buildout dry weather flow for the proposed 2005 service area is 14.8 mgd for the Dry Creek WWTP (RMC, 2005b).

In addition to the Dry Creek WTP, the Pleasant Grove Wastewater Treatment Plant (WTP), a new facility, will also service the project area... The Pleasant Grove WTP is located at 5051 Phillips Road in the southern portion of Placer County and works to compliment the Dry Creek WTP. The Pleasant Grove WTP began service in June 2004

~~and diverts flows in the amount of approximately 6 mgd from the Dry Creek WTP. This immediately frees 6 mgd of capacity at the Dry Creek plant, which is sufficient to serve approximately 23,000 dwelling units. Additionally, capacity at the Dry Creek plant is scheduled to be expanded to 24 mgd when needed, creating a combined 12 mgd of additional capacity, which is sufficient for an additional 46,000 dwelling units connecting to the plant. Together these wastewater treatment plants will be able to meet the area's growth through 2010 and therefore will be capable of servicing the project area (Roseville 2004).~~

In addition, the first and second paragraphs in the Wastewater Treatment Impact discussion on page 3-182 are revised as follows:

The City of Roseville provides wastewater treatment via the Dry Creek and Pleasant Grove Wastewater Treatment Plants, which are owned and operated on behalf of the South Placer Wastewater Authority. Annexation to the CSA will be necessary to be eligible for service and a "will serve" letter must be obtained. The plants have a combined processing capacity of up to 30 mgd. Six mgd of wastewater have been diverted from the Dry Creek WWTP since the opening of the Pleasant Grove WWTP in June 2004, and the Dry Creek WWTP is scheduled to expand capacity by an additional 6 mgd when needed. This total additional capacity of 12 mgd is sufficient to meet the needs of approximately 46,000 dwelling units and will therefore be capable of servicing the project area.

~~*The Pleasant Grove WTP began service in June 2004, and began diverting flows in the amount of approximately 6 mgd from the Dry Creek WTP. By doing so, 6 mgd of treatment capacity was freed up at the Dry Creek plant, which is sufficient to serve approximately 23,000 dwelling units. Additionally, capacity at the Dry Creek plant is scheduled to be expanded to 24 mgd when needed, creating a combined 12 mgd of additional capacity, which is sufficient for an additional 46,000 dwelling units connecting to the plant. Future growth in the area may require additional treatment capacity, but currently the Dry Creek WTP has the capacity to serve this development without expansion.*~~

For wastewater treatment needs, the Dry Creek West Placer Community Plan area was evaluated in the Community Facility District's Public Facilities Master Plan (Spink 1998). Based upon the Community Plan zoning, the Silver Creek project acreage allows for 56 units at base zoning. In April of 2003, a Stipulated Judgment in Eminent Domain was entered by the Superior Court of the State of California, Placer County, which allowed Placer County to acquire the property immediately north of the Project Site for the construction and maintenance by Placer County of the Dry Creek Community Park. This parcel to the north was originally partially zoned for low density residential use but is now zoned open space and no residential development will occur at that location. As part of this judgment, the Silver Creek project applicant had a period of one year to submit an application for a planned development ("PD") for the Silver Creek site to transfer up to 24 additional units of density on to the Silver Creek Project Site. The proposed project's allowed 56 units at base zoning plus the additional 24 units from the stipulated judgment bring the maximum allowable number of units on the site to 80. The

project proposes 79 units. Although the density is greater than the planned density in the Public Facilities Master Plan and in the 1996 Roseville Regional Wastewater Treatment Service Area Master Plan (1996 WWMP), the expected unit flows per residential dwelling unit have decreased. The Public Facilities Master Plan utilized a flow rate of 325 gpd/edu for average dry weather flow, the 1996 WWMP used a flow rate of 260 gpd/edu, and the assessment in the RMC technical memorandums utilizes current data of 190 gpd/edu. Also, the RMC 2.1 units/acre land use density for low density residential parcels is an average, and other projects are currently being developed at less than the 2.1 units/acre density.

The updated unit flows and land use information presented in the RMC technical memorandums indicate that the Dry Creek WWTP can serve the buildout of its service area. Under the Operations Agreement for the treatment facilities, the Regional Partners are required to initiate improvements to facilities when they reach 75% capacity (Roseville 2004). Therefore, the impact is less than significant.

Comment 7-10 summary: The commentor notes that the stated peak usage of 25 mgd by PCWA customers must be incorrect.

Comment 7-10 response: The correct summer peak usage per day for the PCWA Zone 1 system in 2005 was approximately 63 mgd. The EIR will be corrected on page 3-181 as follows:

PCWA currently has surface water entitlements equivalent to an average daily demand of 292 mgd, and current peak usage by Zone 1 PCWA customers is 25 approximately 63 mgd during the summer.

Comment 7-11 summary: The commentor requests that the EIR recognize that PCWA water provided to Cal-Am is wheeled through the City of Roseville and that a cumulative analysis be conducted to ensure that the City's water system is not impacted beyond the allotted 10 mgd of wheeling capacity.

Comment 7-11 response: As each new development requires PCWA water through Cal-Am, the existing agreement between PCWA and Cal-Am is amended. There is continuous metering of PCWA water into and leaving the City of Roseville system. The City is part of the PCWA-Cal-Am amendment process and is kept aware of changes to the wheeling capacity. PCWA has no plans to require wheeling capacity beyond the current 10 mgd agreement. Once the wheeling allotment is utilized fully, PCWA will supply water through new Zone 1 infrastructure improvements separate of the City of Roseville system (Smith, pers. comm. 2006). As such, no significant cumulative impacts are expected.

Comment 7-12 summary: The commentor states that a figure in the Wastewater Collection and Conveyance section on page 3-182 showing the proposed infrastructure would be helpful.

Comment 7-12 response: The Project's wastewater infrastructure is shown on Figure 2.6-1 (Tentative Map) on page 2-6.

Comment 7-13 summary: The commentor questions the statement on page 3-182 concerning the number of additional dwelling units that are served by the DCWWTP.

Comment 7-13 response: The analysis of the service area needs and capacity has been updated by the recent RMC technical memorandums. Please see the response to comments 7-4 through 7-9.

Comment 7-14 summary: Roseville urges Placer County to provide a level of fire service emergency response equal to or greater than that of Roseville. The commentor states that cumulative impacts to fire service have not been addressed.

Comment 7-14 response: The Placer County General Plan policy 4.I.2 encourages fire protection agencies to maintain average emergency response times for urban, suburban, and rural areas of 4 minutes, 6 minutes, and 10 minutes, respectively. General Plan policy 4.I.3 requires new development to develop or fund fire protection facilities, personnel and maintenance that at a minimum maintains the service level standards. The response time of four minutes in suburban areas is expected to be met for residents of the Silver Creek subdivision. There are no significant cumulative impacts when fire protection response times meet the County standards.

Comment 7-15 summary: The commentor states that the DEIR does not discuss recreation programs in the project area, and that funding availability from this and other developments for ongoing park development and maintenance should be discussed.

Comment 7-15 response: The Recreation portion of the Draft EIR discusses the planned Dry Creek Community County Park adjacent to the Project area on pages 3-190 through 3-193. On page 3-190, the EIR states that Placer County will be responsible for the development, maintenance, and operation of the park. On page 3-193 the Draft EIR states that the developer will be required to comply with Quimby Act and Placer County requirements for payment of park mitigation fees to ensure funding for the acquisition and development of public recreational facilities. In addition to this public park, two additional public parks are planned for construction in the Riolo Vineyards development immediately west of the Project site.

Comment 7-16 summary: The commentor states that consistency with the Placer County General Plan has not been demonstrated without information on the completion date of the planned Dry Creek Community Park.

Comment 7-16 response: Completion of phase one of the Dry Creek Community Park is expected in 2007, including the soccer and baseball fields, rest rooms, and parking. The Silver Creek project is expected to complete buildout in approximately 2008.

Comment 7-17 summary: The commentor states that cumulative impacts to parks and recreation facilities and programs have not been addressed and identified.

Comment 7-17 response: The Draft EIR shows that the adjacent community park meets the Placer County requirement of 5 acres of park land or recreational facilities for every 1000 residents. As this project meets this County requirement, no significant cumulative impacts are created.

Comment 7-18 summary: The comments above would apply to the base zoning alternative also, although impacts would be less than the proposed project.

Comment 7-18 response: As the proposed project creates no significant cumulative impacts, the base zoning alternative with fewer residences does not create significant cumulative impacts. The responses to the comments above for the proposed project apply to the base zoning alternative also.

Comment 7-19 summary: The commentor notes that library facilities and programs are not included in the Draft EIR and cumulative impacts to Roseville's libraries should be identified.

Comment 7-19 response: The expected addition of 79 residential units is expected to result in approximately 210 new residents. The Placer County General Plan policy 4.A.5 requires the County to ensure that library facilities are provided to current and future residents in the unincorporated area and that new development should fund its fair share of library facilities. The Auburn-Placer County Library Facilities Master Plan (Placer County Library, 2002) indicates that 0.4 square feet of library facility is needed per resident. This equates to 84 square feet of library space needed for the residents of the Silver Creek project at full buildout. Part of the Placer County development fees required from all new development in the unincorporated portion of the County is allocated to funding for library facilities. There are three City of Roseville libraries to the northeast of the project and three Sacramento County libraries to the south of the project. The closest library is located in Sacramento County on Antelope Road. Placer County has established and adopted library facility standards (square footage of facilities per resident, minimum size of libraries, and capital facility impact fees) in the Auburn-Placer County Library Facility Master Plan 2002-2010, and expects to regularly revise the plan based on population growth, community needs, and funding availability. Although some use of the Roseville library system can be expected by residents of the proposed project, this is not expected to be a significant impact. The County's adoption of the Library Master Plan would indicate that future County libraries would be constructed to meet the population growth in the unincorporated areas. For this reason, cumulative impacts are not expected to be significant.

Comment 7-20 summary: The commentor notes that the City of Roseville provided an NOP response letter for the Whisper Creek Subdivision on March 8, 2005 but for unknown reasons this and a previous NOP response letter was not included in the Draft EIR's NOP appendix. The commentor states that the City understands the Whisper Creek Subdivision project and the Silver Creek project to be the same.

Comment 7-20 response: The Whisper Creek project is a separate project from the Silver Creek project. Placer County did receive the NOP responses on the Whisper Creek project. However, the County inadvertently did not copy the City of Roseville on the Silver Creek project NOP. The County regrets the oversight and appreciates the opportunity to respond to the City of Roseville's comments on this Draft EIR.

2.2.8 Letter 8, Comments from City of Roseville, Community Development

Feb 08 06 12:55p

Roseville Manager/odd

9167745195

p. 1



Community Development
311 Vernon Street
Roseville, California 95678-2649

February 8, 2006

Ms. Lori Lawrence
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603

Via: Fax and Regular Mail

Fax No. 530/886-3080

Page 1 of 1

Subject: Silver Creek - Draft EIR Comments (to supplement City comments provided via letter dated February 6, 2006)

Dear Ms. Lawrence:

Thank you for the opportunity to review and comment on the Silver Creek draft EIR dated December 2005 (SCH # 2004062133). The following comments from our Public Works Department supplement comments provided in our February 6, 2006 comment letter.

Transportation and Traffic

- 8-1 |
 - The development assumptions should be identified for 2025 analysis scenario within the Transportation/Circulation section.
- 8-2 |
 - Section 4 (Cumulative Impacts) should include the Sierra Vista and Creekview specific plans.

Thank you for your consideration of our comments. Should you have any questions concerning this letter, feel free to contact me at 774-5334.

Sincerely,

Mark Morse
Environmental Coordinator

916.774.5334 • Fax 916.774.5195 • TDD 916.774.5220 • www.roseville.ca.us

Response to Comments from City of Roseville Community Development

Comment 8-1 summary: The commentor asks for identification of the development model for the 2025 traffic analysis.

Comment 8-1 response: The development model used was the current Placer County Traffic Model developed for Placer County by DKS.

Comment 8-2 summary: Section 4 (Cumulative Impacts) should include the Sierra Vista and Creekview specific plans.

Comment 8-2 response: The Sierra Vista and Creekview specific plans will be included in the list of projects on page 4-4 of the Cumulative Impacts section immediately after the Riolo Vineyards proposed project:

- ***Riolo Vineyards:*** *This proposed project site is across Walerga Road immediately to the west of the Silver Creek project. This proposed development would consist of 805 residential units on 319 acres and would include a variety of residential densities as well as parks and open space.*
- ***Sierra Vista Specific Plan:*** *This is a ±2,000 acre specific plan area located west of the City of Roseville, generally south of the West Roseville Specific Plan and northwest of the Silver Creek proposed project. This plan is being drafted for the City of Roseville.*
- ***Creekview Specific Plan:*** *This is a ±570 acre specific plan area located west of the City of Roseville, generally northwest of the West Roseville Specific Plan and north of the Silver Creek proposed project. This plan is being drafted for the City of Roseville.*

2.2.9 Letter 9, Comments from Brent Backus, Placer County Air Pollution Control District



11464 B Avenue, Auburn, CA 95603 • (530) 889-7130 • Fax (530) 889-7107
 www.placer.ca.gov/apcd Thomas J. Christofk, Air Pollution Control Officer

MEMORANDUM

TO: Lori Lawrence, Environmental Coordination Services

FROM: Brent Backus, APCD

DATE: 2-6-06

SUBJECT: Comments on Silver Creek DEIR (PEIR T20040333)

The District has the following comments on the above document:

- 9-1 | In Table 3.5-3, the URBEMIS Operational emissions do not have the correct unmitigated numbers.

Mitigations Measure 3.5-1

- 9-2 | Add to first mitigation measure in 3.5-1: Suspend all grading operations when fugitive dusts exceed District Rule 228 Fugitive Dust limitations. An applicant representative, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate compliance to Rule 228, Fugitive Dust. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time.

4.1.3.3 Air Quality

- 9-3 | The cumulative operational threshold for long-term operational air quality impacts is 10 lbs/day ROC and/ or NOX. ROC will exceed this threshold. ROC is at 12.59 lbs/day. This will be mitigated through the off-site mitigation measure discussed in mitigation measure 4.1-1.

Mitigation Measure 4.1-1

- 9-4 | Add the following mitigation measure:
 HVAC units shall be equipped with PremAir (or other manufacturer) catalyst system if available and economically feasible at the time building permits are issued. The PremAir catalyst can convert up to 70% of ground level ozone that passes over the condenser coils into oxygen. The PremAir system is considered feasible if the additional cost is less than 10 percent of the base HVAC system.

Response to Comments from Brent Backus, Placer County Air Pollution Control District (PCAPCD)

Comment 9-1 summary: The letter states that in table 3.5-3, the URBEMIS Operational emissions do not have the correct unmitigated numbers.

Comment 9-1 response: The unmitigated emissions in table 3.5-3 on page 3-61 will be corrected as follows:

Vehicle emissions: ROG was ~~5.83~~ lbs/day, corrected to 5.96 lbs/day, NOx was ~~8.76~~ lbs/day, corrected to 8.97 lbs/day, PM₁₀ was ~~5.74~~ lbs/day, corrected to 5.86 lbs/day.

Total emissions: ROG was ~~57.30~~ lbs/day, corrected to 57.43 lbs/day, NOx was ~~41.30~~ lbs/day, corrected to 41.51 lbs/day, PM₁₀ was ~~17.97~~ lbs/day, corrected to 18.09 lbs/day.

As the total emissions for all three pollutants remain well below the PCAPCD threshold, the impact remains less than significant. No additional changes to the EIR are necessary.

Comment 9-2 summary: The letter identifies an additional mitigation for fugitive dust for Mitigation Measure 3.5-1.

Comment 9-2 response: The following additional mitigation requirement is added to Mitigation Measure 3.5-1 on page 3-61 as item 1:

1. Suspend all grading operations when fugitive dusts exceed District Rule 228, Fugitive Dust limitations. An applicant representative, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate compliance to Rule 228, Fugitive Dust. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time.

Comment 9-3 summary: The letter clarifies that the cumulative threshold for long-term operational air quality impacts is 10 lbs/day ROG and/or NOx. This will be mitigated through the off-site mitigation measure discussed in mitigation measure 4.1-1.

Comment 9-3 response: The Draft EIR discusses cumulative long-term impacts in the Cumulative Impacts, Air Quality section 4.1.3.3 on page 4-5. However, specific thresholds are not identified in the section. The following sentence will be included at the end of the first paragraph on page 4-5:

The PCAPCD cumulative threshold for long-term operational air quality impacts is 10 lbs/day ROG and/or NOx.

Please note that the PCAPCD comment indicates ROG (reactive organic compounds) and the Draft EIR uses the term ROG (reactive organic gases). These terms are interchangeable and ROG is used in this change to the Draft EIR for consistency.

Comment 9-4 summary: The letter identifies an additional mitigation requirement for mitigation measure 4.1-1 to include specification on HVAC units.

Comment 9-4 response: The following mitigation requirement will be added to Mitigation Measure 4.1-1 on page 4-6 as item 7:

HVAC units shall be equipped with PremAir (or other manufacturer) catalyst system if available and economically feasible at the time building permits are issued. The PremAir catalyst can convert up to 70% of ground level ozone that passes over the condenser coils into oxygen. The PremAir system is considered feasible if the additional cost is less than 10 percent of the base HVAC system.

2.3 Public Hearing Comments and Responses

A public hearing on the Draft EIR was held on January 26, 2006. The project was presented and summarized by the Placer County Planning Staff. Questions were asked by members of the Planning Commission and answered by the Planning Department Staff. Comments needing additional responses are below. Sam Miller, representing the PFE Road Partners, owners of the adjacent parcel to the proposed project, commented. The project applicant, Jeff Pemstein, representing Towne Development, also spoke concerning the project and in response to Mr. Miller.

Comments from Planning Commissioner Brentnall:

The Commissioner had questions on the noise berms and barriers, including the wraparound features.

Response to spoken comments from Commissioner Brentnall:

Landscaped natural noise berms are required for this project along PFE Road and Walerga Road. The height and location of the berms are described in Impact 3.6-3 on page 3-71 of the EIR. As expressed in the Dry Creek West Placer Community Plan, natural berms are the preferred method of noise attenuation along major road frontages. The berms transfer to constructed sound walls on the side of exposed lots that do not front PFE or Walerga Roads. The height and location of both the berms and walls are identified on Figure 3.6-1 on page 3-73 of the EIR. The berms are also depicted on the grading plan, which is Figure 3.9-2 on page 3-126 of the EIR.

Comments from Sam Miller, representing PFE Road Partners:

Mr. Miller expressed his concerns regarding the potential for the proposed project to impact access from PFE Road and Walerga Road to the adjacent parcel owned by the PFE Road Partners. He requested that the EIR evaluate and address these concerns. As Mr. Miller also presented his comments in written form, including a letter and diagrams delivered at the public hearing, his comments are listed in the written comments and addressed in the response to written comments.

Response to spoken comments from Mr. Miller:

Please see responses to written comments 3-1, 3-2, 3-3, 3-4, 3-5, 4-1, and 4-2.

2.4 References

Placer County Library, 2002. *Auburn-Placer County Library Facilities Master Plan 2002-2010*. Auburn, CA. Approved by the Placer County Board of Supervisors September 10, 2002.

RMC, 2005a. *Technical Memorandum No. 1b, South Placer Wastewater Authority (SPWA) Wastewater and Recycled Water Systems Evaluation Project*. November 2, 2005.

RMC, 2005b. *Technical Memorandum No. 2b, South Placer Wastewater Authority (SPWA) Wastewater and Recycled Water Systems Evaluation Project*. November 4, 2005.

Smith, Brent, Deputy Director of Technical Services, Placer County Water Agency. Personal Communication, April 03, 2006.

3.0 REVISIONS TO DRAFT EIR

In response to comments received on the Draft EIR, changes have been made to the Draft EIR as shown below. An explanation of each change is located in Section 2.0, Comments and Responses. All EIR text is shown in italics. Deletions are shown in strike out (~~strike-out~~) and additions are shown in underline (underline). To provide context, unchanged text may be included around the deletions and additions.

In addition to changes to the Draft EIR due to responses to comments, one additional change has been made to correct an error in a Placer County department name (page 3-155, Section 3.10.4).

Page 2-5, Section 2.6.3, Sanitary Sewer:

Sanitary Sewer service is proposed to be provided to the project by Placer County Special Districts ~~through the Roseville Regional Sewer Facilities Distriet~~ with wastewater treatment provided at the Dry Creek Wastewater Treatment Plant.

Page 3-2, Section 3.1.1.1, Surrounding Land Use:

The area to the immediate north of the Project Site lying south of Dry Creek consists of vacant land, and is designated in the Dry Creek-West Placer Community Plan as Greenbelt and Open Space. The Greenbelt and Open Space designation generally corresponds to the 100-year floodplain of Dry Creek. This area is owned by Placer County and is proposed to be developed as the Dry Creek Community Park. A paved Class I multiple-use trail is located on the south side of Dry Creek, immediately outside of the riparian corridor. Lands farther north, on the north side of Dry Creek, are designated in the Community Plan as Rural-Low Density Residential, and are currently being developed as part of the Mira Lago at Morgan Creek, Waterstone at Morgan Creek, and Doyle Ranch residential developments.

The parcel (APN: 023-221-015) on the "inside" of the L-shaped Silver Creek Project Site, is a square shaped 16-acre parcel that borders PFE Road and Walerga Road. The majority of this parcel contains a commercial land use designation. The northern and eastern portions adjacent to the Silver Creek site are designated as Low Density Residential (LDR), which corresponds to the land use designation for the Silver Creek project. The LDR portion is currently zoned RS-AG-B-20 PD, 2.0 which is also consistent with the Silver Creek development.

Page 3-61, Impacts to Air Quality, URBEMIS Results, Table 3.5-3:

Table 3.5 3 — URBEMIS Operational Emissions (lbs/day) – Before Mitigation

	ROG (lbs/day)	NOx (lbs/day)	PM10 (lbs/day)
Area sources	51.47	2.54	12.23
Vehicle emissions	5.83 <u>5.96</u>	8.76 <u>8.97</u>	5.74 <u>5.86</u>
Total	57.30 <u>57.43</u>	11.30 <u>11.51</u>	17.97 <u>18.09</u>
PCAPCD threshold	82.00	82.00	82.00
Exceed PCAPCD Thresholds?	No	No	No

Page 3-61, Section 3.5.4, Mitigation Measure 3.5-1:

Mitigation Measure 3.5-1: *The PCAPCD has established the following construction mitigation measures that shall be implemented during project construction to reduce emissions of ROG, NOx, PM₁₀, and other criteria pollutants to a less than significant level:*

1. *Suspend all grading operations when fugitive dusts exceed District Rule 228, Fugitive Dust limitations. An applicant representative, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate compliance to Rule 228, Fugitive Dust. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time.*
2. *The applicant shall submit to the District and receive approval of a Construction Emission / Dust Control Plan prior to groundbreaking.*

Page 3-100, Section 3.7-4, Mitigation Measure 3.7-1b:

Mitigation Measure 3.7-1b: *Pre-construction surveys and mitigation for Swainson's hawk foraging habitat, ~~and consultation with CDFG~~. This mitigation measure applies to impact 3.7-1.*

The annual grassland habitat of the Project Site may provide foraging habitat for Swainson's hawk. The project creates a loss of 21 acres of Swainson's hawk foraging habitat (project impacts less disturbed area from previous land use). To address the potential loss of Swainson's hawk foraging habitat, the developer will ~~consult with the CDFG to determine the appropriate mitigation.~~ Mitigation for the loss of Swainson's hawk foraging habitat would likely occur through the purchase of grassland habitat credits at a location approved by CDFG. The appropriate ratio for mitigation will be 0.75:1 acres of grassland habitat, or other ratio approved by CDFG either acquire suitable foraging habitat at the ratio of 0.75:1 or pay in-lieu fees at \$20,000 per impacted acre.

Page 3-155, Section 3.10.4, Mitigation Measure 3.10-3b (errata - department name change)

Mitigation Measure 3.10-3b: *Proper handling and disposal of contaminated soils, reporting of previously unknown areas of possible soil contamination to EHS-HMS or groundwater contamination to the RWQCB. This mitigation measure applies to Impact 3.10-3b.*

At various locations on the Project Site there are areas of soil staining resulting from petroleum product storage and leaking, and liquids associated with vehicles and their maintenance. The vertical extent of this soil contamination was not assessed as part of the Phase I site assessments conducted for the Project Site, and some project soils were not inspected due to the accumulation of surface debris and materials.

There is also a potential to uncover previously unidentified areas of soil or groundwater contamination, or other hazardous substances during grading or earth-moving activities. These include but are not limited to stained soil, soil or groundwater that has an unusual

odor, or a former waste disposal site. If any contaminated soil, groundwater or other hazardous materials not previously identified are uncovered or observed during site preparation, the site manager will instruct all contractors and subcontractors to stop work immediately in the affected area and notify the Placer County Department of Environmental Health Services Hazardous Materials Section (EHSSH-HMS) for suspected soil contamination, or in the case of contaminated groundwater, the RWQCB will be notified. EHSSH-HMS or the RWQCB will provide oversight to resolve the problem and provide the recommended mitigation to address the environmental impacts to their satisfaction as well as reduce impacts to a less than significant level.

Page 3-174, Section 3.12.1.2, Wastewater Conveyance:

On-site sewer pipelines and associated improvements would be constructed by the Applicant to serve the majority of the proposed project. ~~and these pipelines would be conveyed to the Dry Creek Wastewater Treatment Plant located in Placer County.~~

Page 3-175, Section 3.12.1.2, Wastewater Treatment:

Sewage treatment is provided by the Dry Creek Wastewater Treatment Plant (Dry Creek WTP), which is owned and operated by the City of Roseville on behalf of the South Placer Wastewater Authority. However, the Project Site is not within the boundaries of the Dry Creek County Service Area (CSA) 28 Zone 173, and therefore annexation to the CSA will be necessary to be eligible for service.

The City of Roseville currently operates the Dry Creek WTP that is located at 1800 Booth Road in the southern portion of Placer County. The plant was constructed in 1976 and ~~consists of aerated lagoons, storage ponds, and irrigation disposal systems~~ is a tertiary treatment plant. The plant currently has a rated capacity of 18 mgd (million gallons per day). As of 2003, the plant was treating 16 mgd and allocates capacity for properties in the service area on a first-come, first-served basis.

~~The City of Roseville is currently in the process of updating the Wastewater Master Plan. The City of Roseville is working with regional partners on the Regional Wastewater and Recycled Water Systems Evaluations Project. The purpose of the update this project is to examine estimates of flows generated by each land use type and projected development buildout flows. The updated plan is expected to be available by 2005. This information supplements information provided in the 1996 Wastewater Master Plan.~~

As part of this project, a series of technical memorandums prepared by RMC in 2005 for the South Placer Wastewater Authority provides details on proposed service areas, current and buildout land uses, and updated flow projections. These memorandums utilize land use planning from the most current County and city planning documents. For areas outside of Roseville, future residential development was calculated based on the historical average development densities for the specific residential land use types (RMC 2005a). Calculations for low density residential parcels utilized an average of 2.1 units per acre. Updated dry weather flows have been recalculated from the 1996 Master Plan based upon actual flows. For single-family residential uses, the flow projections have decreased from 260 gallon per day (gpd) per dwelling unit to 190 gpd. The projected

buildout dry weather flow for the proposed 2005 service area is 14.8 mgd for the Dry Creek WWTP (RMC 2005b).

~~In addition to the Dry Creek WTP, the Pleasant Grove Wastewater Treatment Plant (WTP), a new facility, will also service the project area... The Pleasant Grove WTP is located at 5051 Phillips Road in the southern portion of Placer County and works to compliment the Dry Creek WTP. The Pleasant Grove WTP began service in June 2004 and diverts flows in the amount of approximately 6 mgd from the Dry Creek WTP. This immediately frees 6 mgd of capacity at the Dry Creek plant, which is sufficient to serve approximately 23,000 dwelling units. Additionally, capacity at the Dry Creek plant is scheduled to be expanded to 24 mgd when needed, creating a combined 12 mgd of additional capacity, which is sufficient for an additional 46,000 dwelling units connecting to the plant. Together these wastewater treatment plants will be able to meet the area's growth through 2010 and therefore will be capable of servicing the project area (Roseville 2004).~~

Page 3-181, Section 3.12.3.2, Water Supply Impact 3.12-1, last paragraph:

~~PCWA currently has surface water entitlements equivalent to an average daily demand of 292 mgd, and current peak usage by Zone 1 PCWA customers is 25 approximately 63 mgd during the summer.~~

Page 3-182, Section 3.12.3.3 Wastewater Collection and Conveyance

~~The City of Roseville provides wastewater treatment via the Dry Creek and Pleasant Grove Wastewater Treatment Plants, which are owned and operated on behalf of the South Placer Wastewater Authority. Annexation to the CSA will be necessary to be eligible for service and a "will serve" letter must be obtained. The plants have a combined processing capacity of up to 30 mgd. Six mgd of wastewater have been diverted from the Dry Creek WWTP since the opening of the Pleasant Grove WWTP in June 2004, and the Dry Creek WWTP is scheduled to expand capacity by an additional 6 mgd when needed. This total additional capacity of 12 mgd is sufficient to meet the needs of approximately 46,000 dwelling units and will therefore be capable of servicing the project area.~~

~~The Pleasant Grove WTP began service in June 2004, and began diverting flows in the amount of approximately 6 mgd from the Dry Creek WTP. By doing so, 6 mgd of treatment capacity was freed up at the Dry Creek plant, which is sufficient to serve approximately 23,000 dwelling units. Additionally, capacity at the Dry Creek plant is scheduled to be expanded to 24 mgd when needed, creating a combined 12 mgd of additional capacity, which is sufficient for an additional 46,000 dwelling units connecting to the plant. Future growth in the area may require additional treatment capacity, but currently the Dry Creek WTP has the capacity to serve this development without expansion.~~

For wastewater treatment needs, the Dry Creek West Placer Community Plan area was evaluated in the Community Facility District's Public Facilities Master Plan (Spink 1998). Based upon the Community Plan zoning, the Silver Creek project acreage allows

for 56 units at base zoning. In April of 2003, a Stipulated Judgment in Eminent Domain was entered by the Superior Court of the State of California, Placer County, which allowed Placer County to acquire the property immediately north of the Project Site for the construction and maintenance by Placer County of the Dry Creek Community Park. This parcel to the north was originally partially zoned for low density residential use but is now zoned open space and no residential development will occur at that location. As part of this judgment, the Silver Creek project applicant had a period of one year to submit an application for a planned development ("PD") for the Silver Creek site to transfer up to 24 additional units of density on to the Silver Creek Project Site. The proposed project's allowed 56 units at base zoning plus the additional 24 units from the stipulated judgment bring the maximum allowable number of units on the site to 80. The project proposes 79 units. Although the density is greater than the planned density in the Public Facilities Master Plan and in the 1996 Roseville Regional Wastewater Treatment Service Area Master Plan (1996 WWMP), the expected unit flows per residential dwelling unit have decreased. The Public Facilities Master Plan utilized a flow rate of 325 gpd/edu for average dry weather flow, the 1996 WWMP used a flow rate of 260 gpd/edu, and the assessment in the RMC technical memorandums utilizes current data of 190 gpd/edu. Also, the RMC 2.1 units/acre land use density for low density residential parcels is an average, and other projects are currently being developed at less than the 2.1 units/acre density.

The updated unit flows and land use information presented in the RMC technical memorandums indicate that the Dry Creek WWTP can serve the buildout of its service area. Under the Operations Agreement for the treatment facilities, the Regional Partners are required to initiate improvements to facilities when they reach 75% capacity (Roseville 2004). Therefore, the impact is less than significant.

Page 4-4, Section 4.1.2, Effects of Other Local and Regional Projects:

- **Riolo Vineyards:** *This proposed project site is across Walerga Road immediately to the west of the Silver Creek project. This proposed development would consist of 805 residential units on 319 acres and would include a variety of residential densities as well as parks and open space.*
- **Sierra Vista Specific Plan:** *This is a ±2,000 acre specific plan area located west of the City of Roseville, generally south of the West Roseville Specific Plan and northwest of the Silver Creek proposed project. This plan is being drafted for the City of Roseville.*
- **Creekview Specific Plan:** *This is a ±570 acre specific plan area located west of the City of Roseville, generally northwest of the West Roseville Specific Plan and north of the Silver Creek proposed project. This plan is being drafted for the City of Roseville.*

Page 4-5, Section 4.1.3.3, Air Quality:

As discussed in the Air Quality section (Section 3.5), long-term air quality impacts are associated with the operational characteristics of the project after build out, and typically are the result of mobile emissions related to employee trips to work and home, the use of non-electric landscaping equipment in residential areas, and the use of

equipment that directly generates pollutants (i.e. diesel powered water pump or electrical generators). Although the expected project emissions from these sources are well below the PCAPCD's thresholds, the emissions when considered with emissions from other current and expected projects in the area result in a cumulatively considerable impact. The emissions of ozone precursors (NOx and ROG) are of particular concern due to the region being classified as "serious non-attainment" for the federal eight-hour ozone standard. The PCAPCD cumulative threshold for long-term operational air quality impacts is 10 lbs/day ROG and/or NOx.

Page 4-6, Section 4.1.3.3, Air Quality, Mitigation Measure 4.1-1:

5. *The project shall install a natural gas outlet for use with outdoor cooking appliances, such as a gas barbecue.*
6. *Open burning shall be prohibited through CC&Rs on all lots.*
7. *HVAC units shall be equipped with PremAir (or other manufacturer) catalyst system if available and economically feasible at the time building permits are issued. The PremAir catalyst can convert up to 70% of ground level ozone that passes over the condenser coils into oxygen. The PremAir system is considered feasible if the additional cost is less than 10 percent of the base HVAC system.*

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

This section contains the complete Mitigation Monitoring and Reporting Program as revised in response to comments.

Mitigation Monitoring And Reporting Program

Placer County

Silver Creek Subdivision

**Final EIR
May 2006**

Lead Agency Contact:

Gina Langford, Principal Planner
County of Placer
Planning Department
11414 B Avenue
Auburn, CA 95603

Prepared by:

Foothill Associates
655 Menlo Drive, Suite 100
Rocklin, CA 95765



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CEQA Requirements

In order to ensure compliance with the proposed revisions or mitigations during implementation of project development, as required by Section 21081.6 of the Public Resources Code, a Lead Agency must adopt a reporting or monitoring program for project revisions or required provisions intended to reduce or mitigate potential environmental effects. This Mitigation Monitoring and Reporting Program (MMRP) has been prepared to provide monitoring and reporting for mitigation measures required by the County of Placer as the Lead Agency for the Silver Creek Subdivision, and set forth in the Final Environmental Impact Report prepared for the project.

Section 15097(d) of the CEQA Guidelines specifies that the Lead Agency may exercise discretion in approach to fulfilling the requirements for monitoring and reporting of mitigation measures. As such, the County of Placer identifies the following program as the formal MMRP for the Silver Creek Subdivision. A copy of this report will be available to the public in the Placer County Planning Department located at 11414 B Avenue, Auburn, California.

Placer County Mitigation Monitoring Program

In order to meet the requirements specified by Section 21080.6 of the Public Resources Code, Section 18.28.030 of the Placer County Code specifies that the County shall require mitigation measures as conditions of approval for projects requiring discretionary review. Compliance with required conditions of approval is monitored by the county through a variety of permit processes. The entitlement process is hierarchical and requires verification by county staff that conditions of approval/ mitigation measures have been implemented prior to issuance of subsequent permits or county actions. Compliance is monitored through the following entitlement processes:

- Design Review Approval;
- Improvement Plan Approval;
- Improvement Construction Inspection;
- Encroachment permit;
- Final map Recording;
- Acceptance of Subdivision Improvements as Complete;
- Building Permit; and
- Certification of Occupancy.

Monitoring and Reporting Plan

The table presented in this MMRP includes mitigation measures required as conditions of approval by the County of Placer for development of the Silver Creek Subdivision. Implementation of these mitigation measures will be verified by county staff through subsequent

entitlements as development progresses, as required by Section 18.28.050 of the Placer County Code. Changes made to the mitigation measures as a result of comments to the Draft EIR MMRP have occurred in Mitigation Measures 3.5-1 Air Quality, 3.7-1b Biological Resources, and 4.1-1 Cumulative Air Quality. Deletions are identified with strike-out and additions are identified with underline in these three mitigation measures. The following components are included within the MMRP:

- A listing of every mitigation measure identified in the EIR requiring monitoring, and not covered by the County's standard mitigation monitoring plan;
- Identification of the individuals or organizations responsible for monitoring and/or reporting;
- Identification of the individuals or organizations responsible for verifying compliance with the required conditions;
- Identification of the phase (or date) of the permit process when each mitigation measure shall be initially implemented;
- Identification of the frequency and duration of required monitoring, if a measure requires continuous, frequent, monthly, or annual monitoring;
- Identification of the performance criteria for determining the success of the mitigation measure, if appropriate; and
- Identification of the cost, proposed funding, and budget for the reporting plan, if appropriate.

Monitoring Schedule

County staff shall be responsible for ensuring compliance with all mitigation measures applicable to the development of the Silver Creek Subdivision, including construction monitoring. Compliance shall be documented through the preparation of reports identifying how and when compliance was achieved.

Modifications to Mitigation Measures

Proposed modifications to mitigation measures shall be submitted in writing to the County of Placer Planning Department. The planning director or other governmental authority with responsibility for verifying compliance with the MMRP shall determine if proposed modifications are minor in nature and therefore in substantial compliance with the approved plan. Proposed modifications found not to be in substantial conformance with the approved MMRP shall be subject review and approval by the approving authority. Modifications may only be approved by the County if one of the following can be made and is documented in the record:

- The mitigation measure included in the Final EIR and the MMRP is no longer required because the significant environmental impact identified in the Final EIR has been found

not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in the condition of the environment, or other factors.

Or,

- The modified or substitute mitigation measure provides a level of environmental protection equal to or greater than that afforded by the mitigation measure included in the Final EIR and the MMRP; **and**
- The modified or substitute mitigation measure or measures do not have significant adverse effects on the environment in addition to, or greater than those which were considered by the Board of Supervisors and County Council in their decision of the Final EIR and the Proposed Project; **and**
- The modified or substitute mitigation measures are feasible, and the County, through measures included in the MMRP or other County procedures, can ensure implementation.

Supporting Documentation

All findings and any documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file and shall be made publicly accessible upon request.

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Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
<p>Land Use</p> <p>The project would result in higher density residential development than the adjoining rural residential lots on Billy Mitchell Boulevard and Grice Court adjacent to the project's eastern boundary.</p>	<p>Mitigation Measure 3.1-2</p> <p>Lots bordering the existing residential subdivision to the east of the project site shall be developed with a combination of one and two story homes at a ratio of not less than one single story unit out of every four homes built. Lots planned for single-story homes along this border include numbers 44, 45, 51, 53, and 58. Final lot selection is based upon a number of factors including new home placement, new home setbacks, existing home placement and other planned non-project related features.</p> <p>In addition, to placement of at least five single-story homes along the eastern edge of the project, additional mitigating requirements for this portion of the project include:</p> <ul style="list-style-type: none"> • A minimum 50-foot rear yard structural setback for the main residence, excluding separate garages and landscape structures/amenities such as pools, pool houses, trellises, decks, etc.; • A height limitation of 25 feet for single story homes which will be noted in the project's code, covenants, and restrictions (CC&Rs) and development notebook. Applications for building permits shall reflect this height limitation and be made a condition of the use permit; • Privacy fencing along the eastern project boundary; and • The planting of evergreen trees to form a continuous vegetative screen between the privacy fence and the new homes. • The construction of the privacy fence and associated evergreen screen shall be installed as part of the overall subdivision improvements on a phased basis. <p>(Draft EIR Section 3.1)</p>	Project Applicant	Prior to issuance of Building Permits and upon final inspection.	County of Placer, Placer County Building Department, Placer County Planning Department

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
Consistency with Land Use Policy.	<p>Recommended Mitigation Measure 3.1-5</p> <p>A Class II bicycle trail shall be provided through the project site and included on the project's improvement plans, as reflected in the Trails Diagram of the Dry Creek West Placer Community Plan.</p> <p>(Draft EIR Section 3.1)</p>	Project Applicant	Prior to issuance of Building Permits and upon final inspection.	County of Placer, Placer County Building Department and Department of Public Works
<p>Aesthetics</p> <p>Substantial adverse impacts to the visual character of the project site and surrounding lands.</p>	<p>Mitigation Measure 3.3-1</p> <p>Lots bordering PFE Road, Walerga Road, and the future Dry Creek Community Park and the existing residential subdivision to the east of the project site shall be developed with a combination of one and two story homes at a ratio of not less than one single story unit out of every four homes built. This translates into the need to build at least nine single-story homes along the periphery of the project (25 percent of 35 homes). Lots planned for single-story homes include numbers 41, 44, 45, 51, 53, 58, 71, 73 and 79. Final lot selection was based upon a number of factors including new home placement, new home setbacks, existing home placement and other planned non-project related features.</p> <p>In addition, to placement of at least five single-story homes along the eastern edge of the project, additional mitigating requirements for this portion of the project include:</p> <ul style="list-style-type: none"> • A minimum 50-foot rear yard structural setback for the main residence, excluding separate garages and landscape structures/amenities such as pools, pool houses, trellises, decks, etc.; • A height limitation of 25 feet for single story homes which will be noted in the project's code, covenants, and restrictions (CC&Rs) and development notebook. Applications for building permits shall reflect this height limitation and be made a condition of the use permit; 	Project Applicant	Prior to Recording Final Map, Prior to issuance of Building Permits, upon final inspection.	County of Placer, Placer County Planning Department, Placer County Building Department

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<ul style="list-style-type: none"> • Privacy fencing along the eastern project boundary; and • The planting of evergreen trees to form a continuous vegetative screen between the privacy fence and the new homes. • The construction of the privacy fence and associated evergreen screen shall be installed as part of the overall subdivision improvements on a phased basis. <p>Fast growing native-appearing tree plantings shall be planted as screening along the earthen berms and slopes adjacent to PFE and Walerga roads, and at the north end of the project site adjacent to the future Dry Creek Community Park. Suggested plantings include London plane tree and Zelkova. A Landscape Plan shall be provided for County review and approval as part of project's improvement plans. (Draft EIR Section 3.3)</p>			
Creation of substantial light or glare.	<p>Mitigation Measure 3.3-2</p> <p>No interior street lighting will be installed except for the minimum required by DPW. County-required street lighting at intersections shall be designed to be consistent with those installed at the adjoining Morgan Creek and Doyle Ranch subdivisions. All required street lighting of the Silver Creek Subdivision shall be low intensity and directed downward to help control light spill and glare. In addition, the project shall utilize guidelines available from the International Dark Sky Association or other similar source. (Draft EIR Section 3.3)</p>	Project Applicant	Prior to recording Final Map.	County of Placer, Placer County Department of Public Works
Transportation and Traffic				
Construction-related traffic.	<p>Mitigation Measure 3.4-1</p> <p>Submit for review and approval, a striping and signing plan</p> <p>Submit, for review and approval, a striping and signing plan with the project Improvement Plans. The plan shall include all on- and off-site traffic control</p>	Project Applicant	Prior to approval of Improvement Plan.	County of Placer, Placer County Department of Public Works

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	devices and shall be reviewed by the County Traffic Engineer. A construction signing plan shall also be provided with the Improvement Plans for review and approval by the County Traffic Engineer. (Draft EIR Section 3.4)			
Traffic/Increased Vehicle Trips.	<p>Mitigation Measure 3.4-2 Left Turn Movements at the Walerga Road/Street C intersection shall be Prohibited.</p> <p>Prohibiting left-turn movements at this intersection will improve LOS to B with a delay of 12.8 seconds on the westbound approach. Prohibiting left-turn movements at this intersection is consistent with programmed improvements along Walerga Road, which will widen Walerga Road to four-lanes with a raised center median. The raised center median will prohibit left turns at this intersection, consistent with improvements currently being constructed along Walerga Road between Dry Creek and Baseline Road, north of the proposed project site.</p> <p>Implementation of this mitigation measure will also reduce the potential for “cut-through” vehicles using Project Site roadways to travel from origins north of the Project Site along Walerga Road to destinations east of the Project Site along PFE Road.</p> <p>Implementation of this mitigation measure will change some project-related vehicle travel through the Walerga Road/PFE Road intersection, and the Street A/PFE Road intersection. However, the change will not result in either of these two intersections operating at unacceptable LOS.</p> <p>(Draft EIR Section 3.4)</p>	Project Applicant	Prior to recording Final Map.	County of Placer, Placer County Department of Public Works
Safety hazard for east-bound traffic turning left from PFE Road	<p>Mitigation Measure 3.4-6 Install a left turn pocket on PFE Road for turns into the project entrance on Street A.</p> <p>It is the engineering judgment of the Placer County Department of Public</p>	Project Applicant	Prior to recording Final Map.	County of Placer, Placer County Department of Public Works

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	Works that this mitigation will reduce this impact to less than significant. (Draft EIR Section 3.4)			
Air Quality Emissions of ROG and NOx will exceed PCAPCD thresholds during grading, construction, and building of the proposed project.	Mitigation Measure 3.5-1: The PCAPCD has established the following construction mitigation measures that shall be implemented during project construction to reduce emissions of ROG, NOx, PM ₁₀ , and other criteria pollutants to a less than significant level: 1. Suspend all grading operations when fugitive dusts exceed District Rule 228, Fugitive Dust limitations. An applicant representative, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate compliance to Rule 228, Fugitive Dust. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. 2. The applicant shall submit to the District and receive approval of a Construction Emission / Dust Control Plan prior to groundbreaking. 3. Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. 4. The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. 5. An enforcement plan shall be established to weekly evaluate project-	Project Applicant and Contractors	During project construction.	County of Placer, Placer County Air Pollution Control District

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>related on-and-off-road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180 - 2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours.</p> <p>6. The project shall provide a plan for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.</p> <p>7. No open burning of removed vegetation during infrastructure improvements. Vegetative material should be chipped or delivered to waste to energy facilities.</p> <p>8. Construction contracts shall include language that prohibits the use of all pre-1996 heavy-duty off-road diesel equipment on forecast Spare the Air days.</p> <p>9. Clean earth moving construction equipment with water once per day.</p> <p>10. Spread soil binders on unpaved roads and employee/equipment parking areas.</p> <p>11. Apply approved chemical soil stabilizers according to manufacturers specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).</p> <p>12. Employ construction activity management techniques, such as: extending</p>			

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	<p>the construction period outside the ozone season of May through October; reducing the number of pieces used simultaneously; increasing the distance between emission sources; reducing or changing the hours of construction; and scheduling activity during off-peak hours.</p> <p>13. Wet broom or wash streets daily if silt is carried over to adjacent public thoroughfares.</p> <p>14. Traffic speeds on all unpaved surfaces shall not exceed 15 miles per hour.</p> <p>15. Install wheel washers or wash all trucks and equipment leaving the site.</p> <p>16. Suspend all grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour and dust is impacting adjacent properties.</p> <p>17. Minimize idling time to five minutes.</p> <p>18. Use low sulfur fuel for stationary construction equipment.</p> <p>19. An operational water truck shall be onsite at all times. Apply water to control dust as needed to prevent dust impacts off site.</p> <p>20. Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators.</p> <p>21. Use low emission on-site stationary equipment.</p> <p>22. Develop a traffic plan to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service.</p> <p>23. Develop trip reduction plan to achieve 1.5 AVR for construction employees.</p> <p>24. Use low VOC coatings per District Rule 218 Architectural Coatings. (Draft EIR Section 3.5)</p>			

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
Noise				
Construction-related noise generation.	<p>Mitigation Measure 3.6-1 a,b,c</p> <p>a. Restrict hours of construction activity.</p> <p>Construction noise emanating from any construction activity for which a Building Permit or Grading Permit is required is prohibited on Sundays and federal holidays, and shall only occur: Monday through Friday, 6:00 am to 8:00 pm during daylight savings, 7:00 am to 8:00 pm during non-daylight savings, and Saturdays, 8:00 a.m. to 6:00 pm. This condition shall be noted on the Improvement Plans required for this project.</p> <p>b. Ensure Construction Equipment meets Placer County Code.</p> <p>All construction equipment shall be fitted with factory installed muffling devices and all construction equipment shall be maintained in good working order, per Placer County Code 9.36.030 (A)(7).</p> <p>c. Locate stationary construction noise sources away from noise sensitive land uses.</p> <p>(Draft EIR Section 3.6)</p>	Project Applicant and Contractors	During grading and construction activities.	County of Placer, Building Department and Community Development Resource Agency – Engineering Division
Traffic noise impacts to project residents.	<p>Mitigation Measure 3.6-3 a,b,c,d</p> <p>a. Lots adjacent to PFE Road require a noise barrier to bring the exterior noise level to 60 dB Ldn. This barrier shall be a minimum of four and one-half feet in height at lot 40 and a minimum of six feet at lot 44. The barrier should wrap to the rear facade of the houses for lots 40, 41, 42, and 44 as described in the Environmental Noise Analysis and as shown in Figure 3.6 1. For consistency with the Dry Creek Community Plan, the barrier should primarily be constructed as an earthen berm along the PFE Road frontage, with native plant and tree landscaping figuring prominently in the project design.</p> <p>Lots adjacent to Walerga Road (lots 73 through 79, and lot 1) would require a nine foot noise barrier at lot 1 and an eight foot barrier at lots 73 to 79 to bring the exterior noise level to less than 60 dB Ldn. The noise barrier should wrap</p>	Project Applicant (a,b,c) and Homeowners Association (d).	Prior to recording the Final Map and prior to Building Permit issuance (a,b,c), and Continuous (d).	County of Placer, Placer County Building Department and Environmental Health Services

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>around the corner of lots 73 and 79. For lots 1 through 4, the barrier should extend the length of the backyards as shown in Figure 3.6 1. For consistency with the Dry Creek Community Plan, the barrier should primarily be constructed as an earthen berm along the Walerga Road frontage, with native plant and tree landscaping figuring prominently in the project design.</p> <p>b. If two-story homes are proposed along Walerga and PFE Roads, the building plans shall be reviewed by a qualified acoustical consultant to ensure that the Placer County interior noise level standards will be satisfied. Lots along PFE Road and Walerga Road with proposed two-story homes shall be identified on the final tentative map. Adherence to required construction techniques to meet the noise standard shall be made part of the project's conditions of approval.</p> <p>c. The building plans for the first floor front façade of the house on Lot 1 shall be reviewed by a qualified acoustical consultant to ensure that the Placer County interior noise level standards will be satisfied. Adherence to required construction techniques to meet the noise standard shall be made part of the project's conditions of approval.</p> <p>d. The noise attenuating berms and walls shall be maintained by the Homeowners Association.</p> <p>(Draft EIR Section 3.6)</p>			

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Biological Resources Substantial adverse impacts on candidate, sensitive, or special-status species.	<p>Mitigation Measure 3.7-1 a,b,c,d,e,f</p> <p>a. Consultation with the USFWS to determine if the on-site seasonal wetland habitat represents vernal pool crustacean habitat.</p> <p>During the Section 404 permit application process the Corps will initiate Section 7 consultation with the USFWS to determine if the 0.008 acres of on-site seasonal wetland would provide habitat for listed vernal pool crustaceans. The USFWS will prepare a Biological Opinion to determine the potential for the seasonal wetland habitat to support protected vernal pool crustacean species and the appropriate mitigation, if any, that is necessary to mitigate for the direct and indirect impact vernal pool crustacean habitat, if applicable. Indirect impacts apply to any vernal pool crustacean habitat located within 250 feet of development, including the 250-foot area outside of the project boundary. Mitigation may consist of a combination of on or off-site restoration/creation of vernal pools, and/or through the purchase of vernal pool credits at a mitigation bank at a ratio and location approved by the Service.</p> <p>b. Pre-construction surveys and mitigation for Swainson's hawk foraging habitat. and consultation with CDFG.</p> <p>If project construction is proposed during the breeding season (February-August), a pre-construction survey shall be conducted by a qualified biologist in all appropriate habitats within one-quarter mile (1,300 feet) of the project area to identify active Swainson's hawk nests. The survey shall be conducted by a qualified biologist no more than 30 days prior to the onset of construction activities. If no Swainson's hawk nests are identified during the pre-construction survey or if construction activities are proposed to occur during the non-breeding season (September-January), no further mitigation would be required. However, if nests are identified and considered to be active, a buffer zone of a minimum of one-quarter mile shall be established around the active nest. Intensive new disturbances (i.e., heavy equipment activities associated with construction) that may cause nest abandonment or</p>	Project Applicant	Prior to commencement of grading or construction activities.	County of Placer, Placer County Planning Department, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Game, Regional Water Quality Control Board

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>forced fledging shall not be initiated within this buffer zone between March First and September First. The buffer zone shall be increased to one-half mile (2,640 feet) in nesting areas away from urban development (i.e., where heavy equipment activities associated with construction is not a normal occurrence during the nesting season).</p> <p>The annual grassland habitat of the project site may provide foraging habitat for Swainson's hawk. <u>The project creates a loss of 21 acres of Swainson's hawk foraging habitat (project impacts less disturbed area from previous land use).</u> To address the potential loss of Swainson's hawk foraging habitat, the developer will consult with CDFG to determine the appropriate mitigation. Mitigation for the loss of Swainson's hawk foraging habitat would likely occur through the purchase of grassland habitat credits at a location approved by CDFG. The appropriate ratio for mitigation will be 0.75:1 acres of grassland habitat, or other ratio approved by CDFG either acquire suitable foraging habitat at the ratio of 0.75:1 or pay in-lieu fees at \$20,000 per impacted acre.</p> <p>c. Pre-construction surveys and mitigation for western burrowing owl.</p> <p>No more than 30 days prior to grading, a qualified biologist shall conduct a pre-construction survey of all potential burrowing owl habitat within 250 feet of the project boundary and record the presence of individual burrowing owls, sign of burrowing owls, and all burrows that are in use by burrowing owl.</p> <p>If the pre-construction survey does not identify any burrowing owl activity, no further mitigation is required. However, if there are burrowing owls nesting on-site, or within 250 feet of the project boundary, the following mitigation measures shall be implemented:</p> <ul style="list-style-type: none"> • No grading shall be allowed during the nesting season (February-August), unless otherwise approved by CDFG, within 250 feet of any nest burrow until the young have fledged and are able to exit the burrow. For occupied burrows without active nesting, nesting burrows after the young have fledged, or if development commences after the breeding season, passive relocation of the birds should be 			

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	<p>performed. Passive relocation involves installing a one-way door at the burrow entrance, which encourages the owls to move from the occupied burrow. No permit is required to conduct passive relocation.</p> <ul style="list-style-type: none"> • Prior to grading within burrowing owl habitat, unoccupied burrows shall be collapsed to prevent occupation by burrowing owls subsequent to pre-construction surveys. • Loss of burrowing owl foraging habitat shall be mitigated at six and one-half acres per pair at an offsite location approved by CDFG. <p>A monitoring report of all activities associated with surveys and passive relocation of burrowing owls shall be submitted to CDFG no later than two weeks after the completion of grading that occurs within 250 feet of occupied nesting burrows.</p> <p>d. Pre-construction surveys and mitigation for migratory birds.</p> <p>If construction activities are proposed to occur during non-breeding season (September through January), a survey is not required and no further studies are necessary. If project construction is proposed during the breeding season (February through August), a pre-construction migratory bird survey shall be conducted to identify active nests in the project area. The survey shall be conducted by a qualified biologist no more than 30 days prior to the onset of construction activities.</p> <p>If no active nests are identified during the pre-construction survey or if construction activities are proposed to occur during the non-breeding season (September through January), no further mitigation would be required. However, if nests are identified and considered to be active, construction activities shall not occur within 100 feet of the nests until the young have fledged. Trees containing nests that must be removed as a result of project construction shall be removed during the non-breeding season.</p> <p>e. Pre-construction surveys and mitigation for raptors.</p> <p>If project construction is proposed during the breeding season (February</p>			

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	<p>through August), a pre-construction raptor survey shall be conducted to identify active nests in the project area. The survey shall be conducted by a qualified biologist no more than 30 days prior to the onset of construction activities.</p> <p>If no active nests are identified during the pre-construction survey or if construction activities are proposed to occur during the non-breeding season (September through January), no further mitigation would be required. However, if nests are identified and considered to be active, construction activities shall not occur within 250 to 500 feet of the nests until the young have fledged. Trees containing nests that must be removed as a result of development of the proposed improvements shall be removed during the non-breeding season.</p> <p>f. Obtain a NPDES permit from the RWQCB, development of a SWPPP, and implementation of BMPs to address potential storm water impacts associated with development of the site and to protect water quality. Comply with Placer County ordinances for all grading, drainage, and construction of improvements, and comply with SWPPP requirements which require the implementation and monitoring of erosion and sediment control measures during construction.</p> <p>(Draft EIR Section 3.7)</p>			
Substantial adverse impacts to oak trees, riparian habitat, or sensitive natural communities.	<p>Mitigation Measure 3.7-2 a,b</p> <p>a. Native oak tree preservation and mitigation.</p> <p>i. Whenever practicable, direct impact to native oak trees, including removal, pruning, and soil compaction within the dripline shall be avoided. Additionally, vehicles and heavy construction equipment shall not be parked within or adjacent to the dripline of oak trees. In order to avoid encroachment into the dripline, individual oak trees or stands shall be protected by erecting a temporary construction fence around the perimeter of the drip line prior to the onset of construction.</p> <p>ii. Oak trees that are removed as a result of construction shall be replaced by</p>	Project Applicant	Prior to commencement of grading and construction activities.	County of Placer, Placer County Planning Department

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>planting a combination of five one-gallon, three three-gallon, and one 15-gallon oak tree for each oak tree removed, from local genetic stock, preferably from genetic stock collected on site. For each tree removed, the combination diameter of the replacement trees shall be equal to the diameter of the tree removed. All oak tree mitigation plantings will be monitored for a period of five years to ensure an 80 percent success rate is achieved.</p> <p>iii. An Oak Tree Preservation, Mitigation, and Monitoring Plan shall be prepared by a qualified biologist or arborist prior to the onset of construction and, along with the above listed criteria, shall include an inventory of trees to be removed and/or disturbed from construction, specific protection measures for oaks during construction, replacement ratios and species, seed sources, location of replacement plantings, description of planting methods, a monitoring schedule, success criteria, and remedial measures.</p> <p>b. Minimize impacts to wetlands and jurisdictional waters of the U.S., and provide compensatory mitigation for unavoidable impacts. Verification of the wetland delineation by the Corps and coverage under a Nationwide Permit and a Section 401 Water Quality Certification. Consultation with CDFG to determine their jurisdiction over the on-site wetland features.</p> <p>Prior to the onset of construction activities, all potential jurisdictional waters of the U.S. should be verified by the Corps prior to submittal of the Section 404 permit application. The appropriate Section 404 permit, expected to be a Nationwide Permit, shall be acquired prior to any fill activities or discharges within jurisdictional wetlands. Any waters of the U.S. that would be lost or disturbed shall be replaced or rehabilitated on a “no-net-loss” basis in accordance with the Corps’ mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods agreeable to the Corps.</p> <p>A Section 401 Water Quality Certification, or waiver thereof, shall be obtained from the Central Valley Regional Water Quality Control Board before a Section 404 permit becomes valid. Consultation with CDFG will be conducted to determine if a Lake or Streambed Alteration Agreement (Fish</p>			

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	and Game Code 1602) would be required for fill of the on-site wetland features. If it is determined that a Lake or Streambed Alteration Agreement is required for the project, the applicant must submit verification of compliance with CEQA requirements (i.e. Notice of Determination) to both CDFG and the RWQCB before the agencies can issue a final Lake or Streambed Alteration Agreement, or Water Quality Certification. (Draft EIR Section 3.7)			
Cultural Resources	<p>Mitigation Measure 3.8-1</p> <p>If human remains are encountered during the course of project activities, all work in that area shall halt and the County coroner and Native American Heritage Commission shall be notified immediately. In addition, a qualified professional archaeologist shall be notified immediately in order to assess the resource value as soon as possible, and develop measures to avoid, minimize or mitigate adverse effects to such properties.</p> <p>If archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately within 60 feet of the area and a SOPA-certified (Society of Professional Archaeologists) and/or Register of Professional Archaeologist retained to evaluate the deposits. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).</p> <p>If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project.</p> <p>Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or</p>	Project Applicant and Construction Contractors	During project grading and construction.	County of Placer, Placer County Planning Department, Placer County Department of Museums, County Coroner (if necessary) and Native American heritage Commission (if necessary)

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	additional mitigation measures necessary to address the unique or sensitive nature of the site. (Draft EIR Section 3.8)			
Substantial adverse change in the significance of a historic resource.	<p>Mitigation Measure 3.8-2</p> <p>All project personnel shall be informed about potential archaeological or historical resources and procedures to follow if a discovery is made. Historic resources that may be identified, but are not limited to house foundations, wells, privies, machine or hand solder cans, and colored bottle glass fragments. All of the resources both prehistoric and historic are considered significant until determined otherwise.</p> <p>Prior to the start of any grading, construction crews shall be trained in the identification of archaeological resources prior to commencing ground-disturbing activities. This training shall include: (1) proper identification of archaeological deposits; (2) the procedures to be followed in the event of such a discovery; (3) an understanding of the importance of protecting cultural resources; and (4) an overview of applicable laws, statutes and ordinances. Training will be conducted by a SOPA-certified archaeologist in person, and written materials will be provided to each trained crew member, who will be required to sign that he or she has received the training, understands it, and agrees to abide by it.</p> <p>(Draft EIR Section 3.8)</p>	Project Applicant and Construction Contractors	Prior to project grading and construction.	County of Placer, Placer County Planning Department, Placer County Department of Museums
Damage to inadvertently exposed paleontological resources during construction.	<p>Mitigation Measure 3.8-3</p> <p>Prior to submittal of any grading or Improvement Plan, the applicant shall provide written evidence to the Planning Department that a qualified paleontologist has been retained to observe grading activities on a weekly basis during all grading activities, to salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification and evaluation of fossils. If major paleontological resources are</p>	Project Applicant and Paleontologist	Prior to submittal of Grading and Improvement plans and during project grading and construction.	County of Placer, Placer County Department of Museums

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>discovered, which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the project developer, and to the Placer County Department of Museums and Planning Department.</p> <p>The paleontologist shall determine appropriate actions, in cooperation with the project developer, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State-designated repository. Otherwise, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays.</p> <p>These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-up report to the Department of Museums and Planning Department which shall include the period of inspection, an analysis of the fossils found and present repository of fossils.</p> <p>(Draft EIR Section 3.8)</p>			
Geology, Soils, and Minerals				
<p>Topographic alteration resulting from earth grading.</p>	<p>Mitigation Measure 3.9.2 a,b,c,d</p> <p>a. The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the DPW for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE: prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape</p>	Project Applicant	Prior to Improvement Plan approval.	County of Placer, Placer County Department of Public Works, Development Review Committee

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the DPW prior to acceptance by the County of site improvements.</p> <p>b. All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, formerly Chapter 29), Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and DPW concurs with said recommendation.</p> <p>The applicant shall revegetate all disturbed areas. Revegetation undertaken from April First to October First shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measure shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the DPW.</p> <p>Submit to the DPW a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the</p>			

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	<p>County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.</p> <p>If at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/DPW for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/DPW to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.</p> <p>c. Submit to DPW, for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:</p> <ul style="list-style-type: none"> A). Road, Pavement, and parking area design B) Structural foundations, including retaining wall design (if applicable) C) Grading practices D) Erosion/winterization E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.) F) Slope stability <p>Once approved by the DPW, two copies of the final report shall be provided to the DPW and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This</p>			

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	<p>certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earth work has been performed in conformity with recommendations contained in the report.</p> <p>d. Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.</p> <p>Draft EIR Section 3.9</p>			
Increased erosion.	<p>Mitigation Measure 3.9-3 a,b,c,d,e</p> <p>Project design and erosion control measures.</p> <p>a. Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section five of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the DPW for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. “Best Management Practice” (BMP) measures shall be provided to reduce erosion, water quality degradation, and to prevent the discharge of pollutants to storm water to the maximum extent practicable.</p> <p>b. Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to DPW evidence of a state-issued WQID number or filing of a Notice of Intent</p>	Project Applicant	Prior to Improvement Plan approval.	County of Placer, Placer County Department of Public Works, Development Review Committee

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>and fees prior to start of construction.</p> <p>c. Any proposed subdivision grading beyond that necessary for construction of streets, utilities and drainage improvements (i.e., mass grading, residential pad grading) must be approved by DRC prior to approval of project Improvement Plans. The intent of this condition is to allow detailed DRC review of lot or contour grading impacts, and to ensure that grading activities do not exceed those indicated on the preliminary grading plan for this project. Grading plans, of a suitable scale and providing specific engineering detail, including limits of grading, identification of trees, existing and proposed contours, drainage patterns, etc., shall be prepared and submitted for DRC review. If grading, beyond that indicated on the preliminary grading plan, and/or environmental documents is proposed with subdivision construction, the matter shall be referred back to the Planning Commission for consideration</p> <p>d. In order to protect site resources, no grading activities of any kind may take place within the 100-year floodplain of the stream/drainage way nor within the watershed of the vernal pool(s), unless otherwise approved as part of this project.</p> <p>e. If blasting is required for the installation of site improvements, the developer will comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations.</p> <p>(Draft EIR Section 3.9)</p>			
Hazards and Hazardous Materials				
Contact with hazardous materials during construction.	<p>Mitigation Measure 3.10-1</p> <p>Removal of all surface debris and structures from the project site prior to initiating grading or earth-moving activities.</p> <p>All surface debris and structures will be removed from the project site by a licensed waste hauler prior to any grading or earth-moving activities on the project site. These materials will be disposed of at an appropriate disposal</p>	Project Applicant	Prior to grading or earth-moving activities.	County of Placer, Environmental Health Services

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>facility such as the Western Regional Sanitary Landfill located in Lincoln, or the Materials Recovery Facility (MRF) in Roseville. This will include the removal and proper disposal of any hazardous waste or containers that were used to store hazardous materials. Motor oil and other vehicle fluids can be submitted to a facility such as the MRF, which accepts and recycles these types of materials. Transfer of these materials to the facility will be conducted in accordance with Placer County ordinance 8.16.170 and 8.16.200 dealing with the collection and transport of waste materials, and responsibility for waste disposal.</p> <p>(Draft EIR Section 3.10)</p>			
Contact with asbestos-containing materials during demolition of on-site structures.	<p>Mitigation Measure 3.10-2</p> <p>Perform an asbestos survey of structures planned for demolition and removal. The remaining on-site structures will be surveyed for asbestos by a Certified Asbestos Consultant that is licensed through the California Department of Occupational Safety and Health to determine if friable Regulated Asbestos-Containing Materials or non-friable asbestos-containing materials are present within the building materials of these structures. If any regulated asbestos is found within the structures to be removed, these materials will be removed and disposed of by a California licensed asbestos abatement contractor.</p> <p>(Draft EIR Section 3.10)</p>	Project Applicant	Prior to demolition of on-site structures.	County of Placer, Placer County Air Pollution Control District
Contact with contaminated soils or groundwater during and post-construction.	<p>Mitigation Measure 3.10-3a</p> <p>Implementation of a Preliminary Endangerment Assessment in accordance with California DTSC protocols. This mitigation measure applies to Impact 3.10-3a.</p> <p>To address the potentially significant health and environmental risks associated with the current concentrations of arsenic detected in the most recent soils assessment conducted for the Project Site that are above the most recently developed PRGs, and the trace amounts of chlorinated pesticides detected, a Preliminary Endangerment Assessment (PEA) will be conducted</p>	Project Applicant	Prior to commencement of grading or other earth-disturbing activities.	County of Placer, Placer County Environmental Health Services-Hazardous Materials Section

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>in accordance with California DTSC protocols prior to groundbreaking. DTSC will evaluate the PEA as part of the Voluntary Cleanup Agreement and provide additional project specific requirements. These requirements can include contaminated soils removal, encapsulation, deed restrictions on use, or no further action. This will reduce the potentially significant impact from arsenic levels present in the project soils to a less than significant level.</p> <p>Areas of soil staining resulting from petroleum product storage and leaking, and liquids associated with vehicles and their maintenance are located at various locations on the Project Site. In addition, soils located in those areas containing dense coverage of surface debris and materials were not inspected during the reconnaissance surveys conducted as part of the Phase I Environmental Site Assessments. To evaluate the vertical extent of the soil contamination for those areas identified in the Phase I Environmental Site Assessment as having soil staining, areas uncovered after the removal of surface debris, and subsurface areas with potential soil contamination uncovered during grading and earth-moving activities, will be inspected by a California Registered Environmental Assessor II to determine if a Phase 2 Soils Survey is necessary. This evaluation could take place as part of the PEA, which would require verification by the project engineer.</p> <p>(Draft EIR Section 3.10)</p>			
Contact with contaminated soils or groundwater during construction.	<p>Mitigation Measure 3.10-3b</p> <p>Proper handling and disposal of contaminated soils, reporting of previously unknown areas of possible soil contamination to EHS-HMS or groundwater contamination to the RWQCB. This mitigation measure applies to Impact 3.10-3b.</p> <p>At various locations on the Project Site there are areas of soil staining resulting from petroleum product storage and leaking, and liquids associated with vehicles and their maintenance. The vertical extent of this soil contamination was not assessed as part of the Phase I site assessments conducted for the Project Site and some project soils were not inspected due</p>	Project Applicant	Prior to commencement of grading or other earth-disturbing activities.	County of Placer, Placer County Environmental Health Services- Hazardous Materials Section

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>to the accumulation of surface debris and materials.</p> <p>There is also a potential to uncover previously unidentified areas of soil or groundwater contamination, or other hazardous substances during grading or earth-moving activities. These include but are not limited to stained soil, soil or groundwater that has an unusual odor, or a former waste disposal site. If any contaminated soil, groundwater or other hazardous materials not previously identified are uncovered or observed during site preparation, the site manager will instruct all contractors and subcontractors to stop work immediately in the affected area and notify Placer County Environmental Health Services Hazardous Materials Section (EHS-HMS) for suspected soil contamination, or in the case of contaminated groundwater, the RWQCB will be notified. EHS-HMS or the RWQCB will provide oversight to resolve the problem and provide the recommended mitigation to address the environmental impacts to their satisfaction as well as reduce impacts to a less than significant level.</p> <p>(Draft EIR Section 3.10)</p>			
Storage and accidental release of hazardous materials during construction.	<p>Mitigation Measure 3.10-4 a,b</p> <p>Comply with CDF and Placer County Fire District requirements for temporary storage of flammable/combustible materials at construction sites.</p> <p>a. Construction activities will involve the use of hazardous materials including fuels, oils, lubricants, paints and paint thinners, glues, and various solvents and cleaners. However, due to the residential nature of the project, the quantities of these materials are expected to be minimal. The Applicant will comply with the requirements provided by CDF and the Placer County Fire District-Dry Creek Battalion 100 Fire Department for the temporary storage of combustible/flammable liquids for construction sites. These requirements include inspection to verify maintenance of vegetation breaks and identification of emergency shut-off valves and switches. If electrical connections are required to power these facilities, the required permits will be obtained through the Placer County Building Department. In addition, a Hazardous Materials Business Plan will be prepared and approved by</p>	Project Applicant	Prior to and during project grading and construction activities, if any hazardous or flammable materials are stored on-site; or upon accidental release of any hazardous materials.	County of Placer, Placer County Environmental Health Division, California Department of Forestry and Fire Protection, Placer County Fire District-Dry Creek Battalion

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>Environmental Health Services for all temporary above ground storage tanks.</p> <p>As a precaution to avoid impacts to the environment in the case of accidental release of these materials, the applicant will store all fuel reserve supplies and hazardous materials in a confined area, such as a designated construction staging area, that is designed to retain any liquid materials accidentally released. Any refueling or maintenance activities will be restricted to the staging area as well, and construction vehicles will be inspected daily for leaks. A spill kit that can accommodate the accidental release of stored materials will be kept on site in the staging area, and be easily accessible in the event of accidental release of hazardous materials. Any transportation, use and storage of any hazardous materials will be in compliance with applicable codes and regulations. These include, but are not limited to, Title 8 and 22 of the Code of California Regulations, Uniform Fire Code, and Chapter 6.95 of the California Health and Safety Code. Implementation of this mitigation measure will reduce environmental impacts related to the temporary storage of hazardous liquids on the project site to a less than significant level.</p> <p>b. Comply with County and CDF requirements for reporting releases of hazardous materials.</p> <p>The Applicant will comply with County and CDF requirements for reporting the release of hazardous materials. In the event of accidental release of hazardous materials during construction, the spill will be contained and reported to the Placer County Environmental Health Division and CDF immediately. Any impacted soils would be excavated and disposed of per County requirements.</p> <p>(Draft EIR Section 3.10)</p>			
Hydrology and Water Quality				
Increased storm water runoff resulting in local or	<p>Mitigation Measure 3.11-1 a,b,c,d,e,f</p> <p>a. Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section Five of the LDM and the</p>	Project Applicant	Prior to Improvement Plan approval.	County of Placer, Placer County Department of

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
downstream flooding.	<p>Placer County Storm Water Management Manual that are in effect at the time of submittal, to the DPW for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. “Best Management Practice” (BMP) measures shall be provided to reduce erosion, water quality degradation, and to prevent the discharge of pollutants to storm water to the maximum extent practicable. Said BMP measures for this project shall include: minimizing drainage concentration from impervious surfaces, construction management techniques, erosion protection at culvert outfall locations, water quality vaults and/or vortex separators, street sweeping, erosion control at all disturbed areas, and sediment control measures below all areas that have a moderate to high potential for erosion.</p> <p>b. Show finished house pad elevations two feet above the 100-year floodplain line (or finished floor three feet; above) for Lots 61 through 73 on the Improvement Plans and Informational Sheet filed with the Final Map. Pad elevations shall be certified by the project engineer on “As-Built” plans submitted to the DPW following project construction. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet to the satisfaction of DRC.</p> <p>c. Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of DPW. These facilities shall be constructed with subdivision improvements and easements provided as required by DPW. Maintenance of these facilities shall be provided by the homeowners’ association.</p> <p>d. The following off-site drainage facilities shall be evaluated in the drainage</p>			Public Works, Silver Creek Subdivision Homeowner’s Association

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	<p>report for condition and capacity and shall be upgraded, replaced, or mitigated as specified by DPW:</p> <ul style="list-style-type: none"> i. Existing culvert crossings on PFE Road ii. Existing downstream drainage facilities (at post-project nodes E4, A9, B9, and ED2) e. This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the “Dry Creek Watershed Interim Drainage Improvement Ordinance” (Ref. Article 15.32, formerly Chapter 4, subchapter 20, Placer County Code). The current estimated development fee is 195 dollars per single family residence, payable to DPW prior to Building Permit issuance. The actual fee shall be that in effect at the time payment occurs. f. This project is subject to payment of annual drainage improvement and flood control fees pursuant to the “Dry Creek Watershed Interim Drainage Improvement Ordinance” (Ref. Article 15.32, formerly Chapter 4, subchapter 20, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is 35 dollars per single family residence. <p>(Draft EIR Section 3.11)</p>			
Water Quality impacts related to storm water runoff.	<p>Mitigation Measure 3.11-2 a,b,c,d,e</p> <p>a. Water quality “Best Management Practices” (BMPs) shall be applied according to guidance of the California Stormwater Quality Association (CASQA) Storm water Best Management Practice Handbooks for Construction, for New Development/Redevelopment, or for Industrial and Commercial (or other similar sources as approved by the DPW). BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) storm water runoff. Flow or volume based post-construction BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for</p>	Project Applicant	Prior to Improvement Plan and Final Map approval. (source control “e” for providing Stormwater brochure will occur at time of	County of Placer, Placer County Department of Public Works, Regional Water Quality Control Board

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. All BMPs shall be maintained as required to insure effectiveness. Proof of on-going maintenance, such as contractual evidence, shall be provided to DPW upon request.</p> <p>b. Storm drainage from on and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catchbasins, vaults, filters, etc. for entrapment of sediment, debris and oils/greases as approved by DPW. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area s created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catchbasin cleaning program shall be provided to DPW upon request. Failure to do so will be grounds for discretionary Permit revocation. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p> <p>c. This project is located within the area covered by Placer County’s municipal storm water quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related storm water discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) storm water runoff in accordance with “Attachment 4” of Placer County’s NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).</p> <p>d. Provide the following easements/dedications on the Improvement Plans and Final Map to the satisfaction of the DPW and DRC: An Irrevocable Offer of Dedication for easements as required for access to, and protection and maintenance of, storm drainage retention/detention facilities, as well as post-construction water quality enhancement facilities (BMPs). Said facilities</p>		each home purchase)	

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication.</p> <p>e. The following source controls shall be made part of the project:</p> <ul style="list-style-type: none"> • Provide stenciling or labeling on all project storm drain inlets that will alert residents to the destination of storm water flows and prohibit dumping. • Provide all homeowners at the time of purchase with the Placer County Stormwater Quality Program public information brochure. (Draft EIR Section 3.11) 			
<p>Water quality impacts related to increased erosion and sedimentation resulting from project grading, excavation, and construction activities.</p>	<p>Mitigation Measure 3.11-3 a,b</p> <p>a. See Mitigation measure 3.9-2a through 3.9-2d listed in Geology, Soils & Minerals section.</p> <p>b. Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to DPW evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.</p> <p>(Draft EIR Section 3.11)</p>	Project Applicant	Prior to commencement of grading or construction activities.	County of Placer, Placer County Planning Department, Placer County Department of Public Works, Regional Water Quality Control Board
<p>Public Services and Utilities</p> <p>Increased demand for treated surface water.</p>	<p>Mitigation Measure 3.12-1</p> <p>The Applicant is responsible for designing and constructing a 16-inch and a 24-inch off-site water supply pipeline in accordance with PCWA standards. These standards specify acceptable pipe materials and joint types and require that all treated water pipelines are pressure tested for leakage and breakage at 150 PSI or 150 percent of line pressure, whichever is higher, assuring that there can be no “loose joints” in these lines. Air Vacuum Release Valves are</p>	Project Applicant.	At time of construction of water supply pipeline.	County of Placer, Placer County Water Agency

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	<p>required to be installed at high points in pipelines to automatically expel air from the pipeline and should a loss of pressure occur to automatically let air back into the pipeline so that negative pressures do not occur. (Draft EIR Section 3.12)</p>			
<p>Increased demand for additional conveyance capacity for wastewater.</p>	<p>Mitigation Measure 3.12-2</p> <p>Design off-site sewer pipeline per Placer County requirements. The Applicant is responsible for designing and constructing portions of the off-site sewer in accordance with design standards set forth by Placer County. This includes the following requirements which shall be made part of the project specific conditions of approval:</p> <ul style="list-style-type: none"> • Design shall be at a depth, size and slope, consistent with Placer County Standards, to serve applicable properties, i.e., APNs 023-220-011 to 014 and 023-221-015, consistent with the approved Sanitary Sewer Master Plan included in the Dry Creek West Placer CFD #1 Public Facilities Master Plan dated July 26, 2000 by gravity. A sewer master plan report is required as part of this project to address serving the above parcels. • Extend public sanitary sewer to the southwest corner of the project limits along Walerga Road. Extend public sewer on “Street A” to PFE road. • Paved access shall be provided to all sanitary sewer manholes. Such access shall meet at a minimum the following criterion: 12-foot wide, minimum structural section of 3”AC over 8” Class 2 AB or meet H20 traffic loading, minimum centerline radius of 50-feet. Design each cul-de-sac and individual street entrance/exit ways to meet the above criteria. • This project is not within the Dry Creek CSA 28 Zone 173 and will require annexation prior to the approval of any improvement plans for the project. The applicant will pay applicable annexation fees at the time of application after approval by the Placer County Board of Supervisors. <p>(Draft EIR Section 3.12)</p>	<p>Project Applicant</p>	<p>At time of construction of off-site sewage conveyance pipeline.</p>	<p>County of Placer, Placer County Department of Facility Services</p>

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
Increased Public School Capacity.	<p>Mitigation Measure 3.12-9</p> <p>Pay statutory fees to existing school district(s). The Applicant will pay its pro-rata share of statutory school fees to support upgrade of existing facilities or new facilities to serve the proposed project.</p> <p>(Draft EIR Section 3.12)</p>	Project Applicant	Prior to issuance of Building Permits.	County of Placer, Placer County Building Department
<p>Cumulative Impacts</p> <p>Long-term emissions of ROG, NO_x, PM₁₀, and other criteria pollutants.</p>	<p>Mitigation Measure 4.1-1</p> <ol style="list-style-type: none"> 1. The Conditions of Approval and CC&Rs for the project shall explicitly forbid the installation of any non-EPA Phase II certified wood-burning devices or masonry fireplace within the project that do not have a UL approved decorative gas burning appliance that uses either a direct vent of B vent within the project. Only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The maximum PM₁₀ emissions potential for each residence shall not exceed 7.5 grams per hour; and 2. The project shall implement an offsite mitigation program, coordinated through the Placer County Air Pollution Control District, to offset the project's long-term ozone precursor and PM₁₀ emissions. The applicant's mitigation program must be approved by the Placer County Air Pollution Control District. In lieu of this project implementing its own offsite mitigation program, the applicant can choose to pay an equivalent amount of money into the PCAPCD's Offsite Mitigation Program. The District provides monetary incentives to sources of air pollutant emissions within the projects general vicinities that are not required by law to reduce their emissions. Therefore, the emission reductions are real, quantifiable and implement provisions of the 1994 State Implementation Plan. The off site mitigation program has been implemented by a number of projects in Placer County and is considered a feasible mitigation measure for this project to implement. 	Project Applicant, Placer County Air Pollution Control District	Prior to recording of Final Map, during construction of residential development.	County of Placer, Placer County Air Pollution Control District, Placer County Building Department

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	<p>3. The project shall install low nitrogen oxide (NOx) hot water heaters.</p> <p>4. The project shall install electrical outlets on the exterior walls of both the front and back of residence units to promote the use of electric landscape maintenance equipment.</p> <p>5. The project shall install a natural gas outlet for use with outdoor cooking appliances, such as a gas barbecue.</p> <p>6. Open burning shall be prohibited through CC&Rs on all lots.</p> <p>7. <u>HVAC units shall be equipped with PremAir (or other manufacturer) catalyst system if available and economically feasible at the time building permits are issued. The PremAir catalyst can convert up to 70% of ground level ozone that passes over the condenser coils into oxygen. The PremAir system is considered feasible if the additional cost is less than 10 percent of the base HVAC system.</u> (Draft EIR Section 4.1)</p>			
	<p>Mitigation Measure 4.1-2 The project shall contribute a fair share contribution to the needed improvements (signalization or roundabout) at the intersection of Pinehurst Drive and PFE Road. (Draft EIR Section 4.1)</p>	Project Applicant	Prior to Improvement Plan approval.	County of Placer, Placer County Department of Public Works